

# \$479,900 - 4524 Fordham Crescent Se, Calgary

MLS® #A2265270

**\$479,900**

3 Bedroom, 1.00 Bathroom, 1,150 sqft

Residential on 0.13 Acres

Forest Heights, Calgary, Alberta

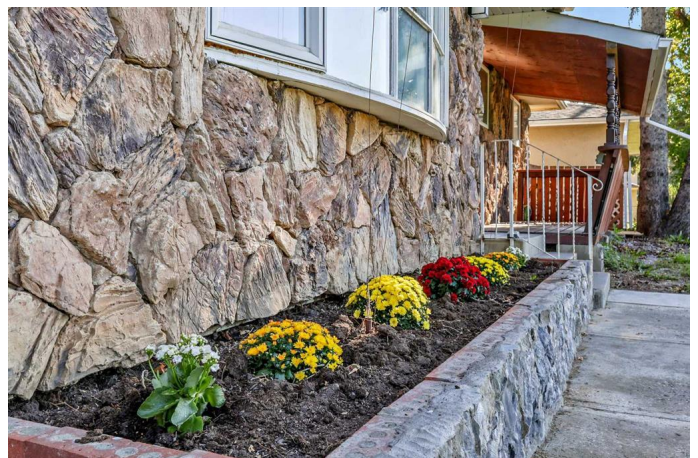
Welcome to 4524 Fordham Crescent SE — an extensively updated, move-in-ready bungalow that beautifully combines mid-century charm with modern comfort.

Refreshed top to bottom in 2025, this home showcases brand-new vinyl plank flooring, fresh paint, new baseboards, and significant mechanical upgrades, including a new high-efficiency furnace (2025, with warranty) and a new electrical panel and breakers (2025) for peace of mind and long-term reliability.

The bright, open-concept living and dining area is filled with natural light from the large front window, creating a warm, inviting space for family and friends. The upgraded kitchen offers granite countertops, a butcher-block accent, stainless steel appliances, and ample cabinetry — a perfect blend of style and function.

The main level features three bedrooms and an updated 4-piece bathroom with a jetted tub, while subtle wood paneling accents and thoughtful updates add warmth and character. The undeveloped basement (1,120 sq. ft.) is pre-framed for two additional bedrooms, providing endless potential to expand your living space — whether for a recreation area, gym, or future suite.

The oversized detached garage (24'9" Ã— 23'11", nearly 600 sq. ft.) is a true highlight — ventilated, heated-ready with a gas line, and complete with a wood-burning stove (as-is). It also features new stone siding (2025) and



9â€™8â€™ ceilings, making it ideal for car enthusiasts, tradespeople, or anyone seeking a workshop or creative space. This garage is truly a must-see to appreciate. Thereâ€™s also ample RV parking and a long driveway for multiple vehicles or trailers.

Outside, enjoy a private backyard oasis framed by mature pine trees â€“ perfect for relaxing or hosting summer barbecues. Stone siding continues around the exterior for a cohesive, timeless look that enhances curb appeal.

With extensive updates, modernized finishes, and a standout garage rarely found in this price range, this home offers incredible value in a quiet, established neighborhood. Move-in ready, modernized, and mechanically sound â€“ 4524 Fordham Crescent SE is the complete package. An excellent family home in a quiet location.

Built in 1962

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265270    |
| Price          | \$479,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,150       |
| Acres          | 0.13        |
| Year Built     | 1962        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 4524 Fordham Crescent Se |
| Subdivision | Forest Heights           |
| City        | Calgary                  |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2A 2A3 |

### Amenities

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                                       |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Oversized, RV Access/Parking, See Remarks, Workshop in Garage |
| # of Garages   | 2                                                                                                                       |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Granite Counters, Wood Counters                             |
| Appliances        | Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                     |
| Cooling           | None                                                        |
| Has Basement      | Yes                                                         |
| Basement          | Full, Unfinished                                            |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Garden                 |
| Lot Description   | Back Yard, Lawn, Treed |
| Roof              | Asphalt Shingle        |
| Construction      | Stone                  |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 2                  |
| Zoning         | R-CG               |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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