

# \$498,000 - 4515 Fordham Crescent Se, Calgary

MLS® #A2250191

**\$498,000**

1 Bedroom, 1.00 Bathroom, 1,132 sqft  
Residential on 0.17 Acres

Forest Heights, Calgary, Alberta

Here's a rare chance to own one of the largest lots in Forest Heights, boasting approximately 7620 sq ft of prime development potential. This oversized lot is located on a quiet, well-established street and features the added bonus of back lane access – perfect for added design flexibility, garage access, or future secondary suites. Whether you're an investor, developer, or looking to build your dream home, this is an unbeatable opportunity. The surrounding area is known for its family-friendly atmosphere, mature trees, and proximity to everything you need. Just steps away from Keeler Elementary School, this location is ideal for families, and it's also only minutes from the Marlborough Shopping Centre, offering easy access to groceries, restaurants, retail, and transit. Major commuter routes including Memorial Drive and 36th Street are nearby, providing quick access to downtown Calgary or east to industrial areas. Whether you're envisioning a multi-unit project or a stunning custom residence, this lot offers incredible potential in an area seeing renewed development interest. Don't miss out on this exceptional land opportunity in the heart of Calgary's southeast.



Built in 1961

## Essential Information

MLS® #	A2250191
Price	\$498,000

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,132
Acres	0.17
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4515 Fordham Crescent Se
Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2A2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	None
Heating	None
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed August 21st, 2025

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX Complete Realty

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