

# \$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

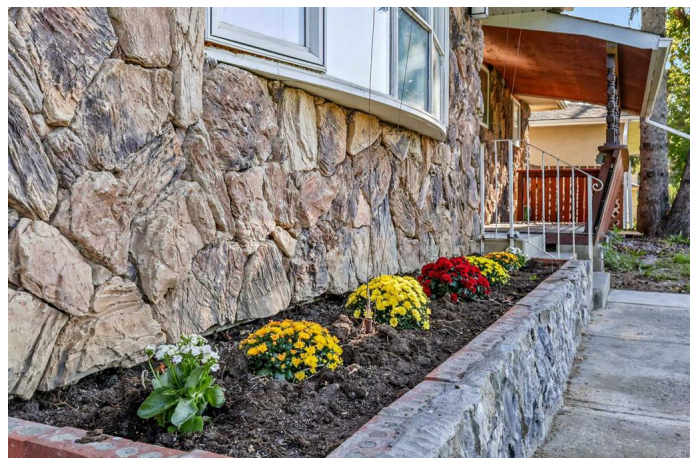
Welcome to 4524 Fordham Crescent SE — an extensively updated, move-in-ready bungalow that beautifully combines mid-century charm with modern comfort.

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 | 1                  |
| Zoning         | R-CG               |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.