

# \$459,000 - 4521 Fordham Crescent Se, Calgary

MLS® #A2258169

**\$459,000**

4 Bedroom, 2.00 Bathroom, 1,084 sqft

Residential on 0.13 Acres

Forest Heights, Calgary, Alberta

Affordable Bungalow in Forest Heights â€“  
Perfect for Investors or First-Time Buyers!  
Please note - Interior photos will be posted  
after the contents in the home are removed  
from estate sale earlier. Interior of the home is  
cared for and in good shape!

Welcome to this charming bungalow in the  
established community of Forest Heights,  
offering an excellent opportunity for investors  
or first-time home buyers. Situated on a large,  
private lot that sides onto a walking path, this  
property combines convenience, space, and  
potential.

Inside, youâ€™ll find a functional layout  
featuring 4 bedrooms and 2 bathrooms, (new  
windows on main floor), with a fully finished  
basement that provides extra living space  
including a crafts rooms and storage area and  
even suite potential. The detached garage  
adds value and practicality, while the  
expansive yard is perfect for families, pets, or  
future landscaping projects. You will also find  
a parking pad in the rear for additional parking.

Location is a highlightâ€”just steps to schools,  
parks, and public transit, and only 15 minutes  
from downtown Calgary, making it easy to  
balance work and play. With shopping and  
amenities nearby, everything you need is  
within reach.

Whether youâ€™re looking to build equity,  
invest, or move into a family-friendly  
neighborhood, this Forest Heights bungalow is  
a smart choice at an affordable price point.



Contact Realtor for select interior photos.

Built in 1960

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2258169    |
| Price          | \$459,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,084       |
| Acres          | 0.13        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 4521 Fordham Crescent Se |
| Subdivision | Forest Heights           |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2A 2A2                  |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 2                                   |
| Parking        | Parking Pad, Single Garage Detached |
| # of Garages   | 1                                   |

**Interior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                       |
| Appliances        | Microwave, Refrigerator, Stove(s), Washer/Dryer, Oven, Water Softener |
| Heating           | Forced Air                                                            |
| Cooling           | None                                                                  |
| Has Basement      | Yes                                                                   |
| Basement          | Finished, Full                                                        |

**Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Back Yard, Many Trees, See Remarks |
| Roof              | Asphalt                            |
| Construction      | Stucco, Vinyl Siding               |
| Foundation        | Poured Concrete                    |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 32                   |
| Zoning         | R-CG                 |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.