

# \$619,000 - 4716 Fordham Crescent Se, Calgary

MLS® #A2261996

**\$619,000**

4 Bedroom, 4.00 Bathroom, 1,760 sqft

Residential on 0.26 Acres

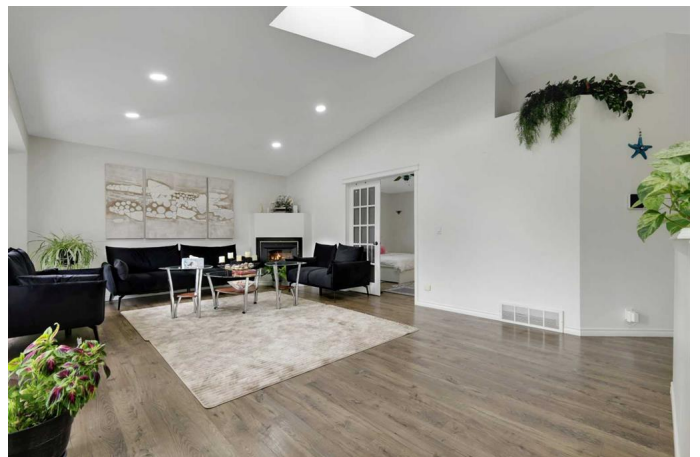
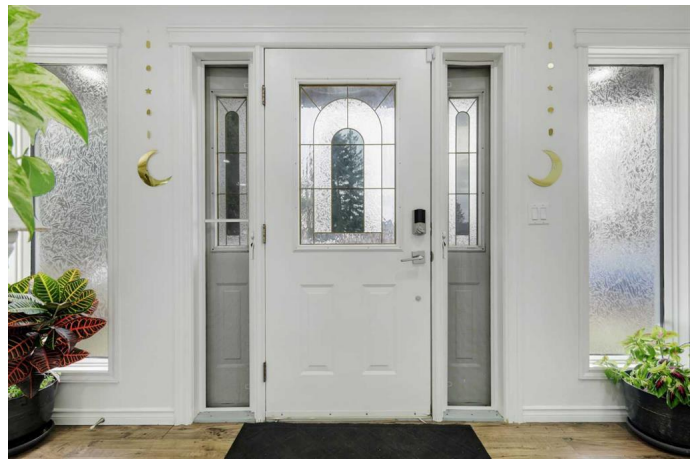
Forest Heights, Calgary, Alberta

Major upgrade alert! Both the house and garage roofs were just replaced and come with a full warranty—giving you years of worry-free living.

Welcome to this bright, spacious, and truly unique property tucked away on a quiet street and set on an oversized pie-shaped lot. This home offers something incredibly special—a main-floor, self-contained one-bedroom illegal suite with a private entrance, perfect for multi-generational living, a live-in nanny, or rental income potential.

Step inside to find a beautifully updated space filled with natural light, featuring newer paint, newer laminate flooring, quartz countertops, newer appliances, and updated windows and doors. The main home includes 3 generous bedrooms, while the illegal suite adds an extra layer of flexibility and value.

Out back, you'll fall in love with the massive, fully landscaped yard, complete with RV parking and a heated 4-car detached garage (45' x 23'—a rare find with tons of room for cars, toys, or a workshop setup. Plus, enjoy the convenience



of paved alley access.

This home has been cared for and thoughtfully upgraded. There's nothing else quite like it on the market, especially for families needing space, flexibility, and long-term value.

Homes like this don't come along often—book your showing today and come experience all the potential this special property has to offer!

Built in 1962

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2261996    |
| Price          | \$619,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,760       |
| Acres          | 0.26        |
| Year Built     | 1962        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 4716 Fordham Crescent Se |
| Subdivision | Forest Heights           |
| City        | Calgary                  |
| County      | Calgary                  |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2A 2A6 |

### Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 6                     |
| Parking        | Quad or More Attached |
| # of Garages   | 4                     |

### Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | French Door, Separate Entrance, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer   |
| Heating           | Central                                            |
| Cooling           | Rough-In                                           |
| Fireplace         | Yes                                                |
| # of Fireplaces   | 1                                                  |
| Fireplaces        | Gas                                                |
| Has Basement      | Yes                                                |
| Basement          | Finished, Full                                     |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard, Storage            |
| Lot Description   | Back Lane, Back Yard, Corner Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 18                |
| Zoning         | R-CG              |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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.