

# \$699,000 - 4716 Fordham Crescent Se, Calgary

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MLS® #A2210262

**\$699,000**

4 Bedroom, 4.00 Bathroom, 1,760 sqft

Residential on 0.26 Acres

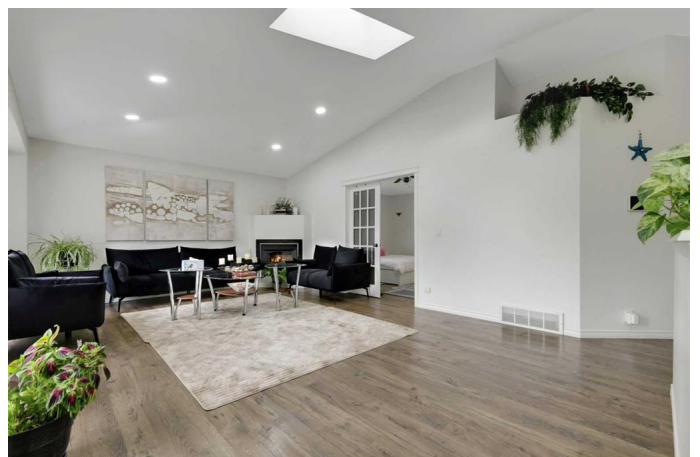
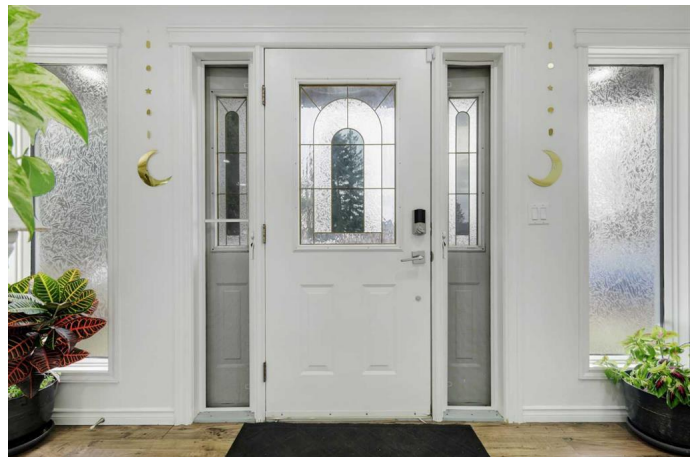
Forest Heights, Calgary, Alberta

One-of-a-Kind Home with an Illegal Suite & a Dream Garage!

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 an 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™11— 23™5)™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. Thereâ€™s nothing else quite like it on the market, especially for families needing space, flexibility, and long-term value.

Homes like this donâ€™t come along oftenâ€”book your showing today and come experience all the potential this special property has to offer!

Built in 1962

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2210262    |
| Price          | \$699,000   |
| 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    | April 25th, 2025 |
| Days on Market | 8                |
| Zoning         | R-CG             |

### Listing Details

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

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