

4526 Fordham Crescent SE
Calgary, Alberta

MLS # A2179836



\$579,000

Division:	Forest Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,266 sq.ft.	Age:	1962 (62 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Carport, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, Storage		

Inclusions: N/A

Welcome to this 5 bedroom bungalow with new flooring, new paint, new furnace, new hot water tank, new appliances, the roof on home (2020) and a new roof and eavestroughs on the garage. This home benefits from having a front driveway, single car detached garage and a carport - lots of room for parking as there is a large concrete pad in the backyard too! When you step into the home you will appreciate how bright and airy this home is with newly painted walls and LVP flooring throughout most of the main level. The spacious living room has a large windows and a feature wood wall, a perfect place for relaxing after a long day! There is a large kitchen/dining room - great for entertaining or family meal times! The kitchen has new stainless steel appliances, tonnes of counter space and has an eating bar too! The 4 bedrooms on this level are a good size and there is a 5 piece family bathroom with new countertop and sinks. In the basement is a massive family/games room which features a gas fireplace and a dry bar. Did I mention the basement has new carpets? There is also bedroom #5 (window size may not be to current code) and a 2 piece bathroom. Completing this level is a laundry room with new washer and dryer and a massive storage/mechanical room with new furnace and hot water tank. Outside in the backyard is mature landscaping and a huge patio/concrete pad - great for BBQs and extra vehicle storage if required. Did I mention the 22x12 ft garage and the carport also have a new roof and eavestroughs? This home is conveniently situated close to great transport links and downtown. Don't miss this great opportunity view 3D tour/virtual tour/multimedia.