



**GRASSROOTS**  
REALTY GROUP

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**4518 Forman Crescent SE**  
**Calgary, Alberta**

**MLS # A2245360**



**\$510,000**

<b>Division:</b>	Forest Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,145 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parking Pad, Triple Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Pantry		

**Inclusions:** Shed, Carport, Portable A/C

MECHANIC SPECIAL | PRIDE of OWNERSHIP | OVER 1,100 SF BUNGALOW with SEPARATE ENTRANCE | HUGE HEATED 3-CAR GARAGE 32 x 28 FT with 220V, HIGH CEILING, 16' X 12' and 8' X 6' DOOR | RV PARKING PAD | LONG FRONT DRIVE WAY | Other upgrades through the years: Roof approx 10 y/o, Hot Water Tank about 2 y/o, 8x6' Garage Door 2024, Carpet on main floor 4 y/o, Vinyl Plank in Kitchen. Welcome to this timeless bungalow located in the heart of Forest Heights. Built in 1961, the home features a functional layout, mature landscaping, located in a quite crescent, ideal for families, investors alike. The main floor boasts a spacious living room with large windows bringing a lot of natural light. Kitchen has been updated with vinyl flooring, and the rest of main floor was updated with newer carpet. The dining area has a sliding door walking out to the deck. The main floor completes with 3 good sized bedrooms and a full bathroom. Basement has been fully developed with one bedroom, one bathroom, a huge rec room for family entertainment. The house comes with a triple heated garage, RV parking pad, long front driveway, providing ample spaces for parking and storage. Located minutes from schools, parks, shopping, and transit, this home is perfect for buyers seeking a well-established neighborhood with easy access to downtown Calgary. Whether you're looking to move in, renovate, or invest, this home offers a rare opportunity to own a piece of Calgary's east-side charm. Schedule your private showing today and explore the potential of 4518 Forman Crescent SE.