



GRASSROOTS
REALTY GROUP

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**4720 Fordham Crescent SE
Calgary, Alberta**

MLS # A2252358



\$399,000

Division:	Forest Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	896 sq.ft.	Age:	1960 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Investor Alert! Or the Handyman looking for a project to make their own! Here's your chance to renovate this 896 sf "fixer upper" bungalow that has 2 bedrooms, 1 bath, a nice size living room and functional kitchen on the main floor. Original hardwoods in good condition. Basement needs complete tear down but currently has a 3 pce bathroom, 2 small bedrooms and a large rec room. Situated on a huge lot with tons of room in the backyard ready for you to create your perfect outdoor living space or a playground and with room left over to build a double garage accessible by the back lane. Front yard has driveway with lots of off street parking space. Located on a nice street with nice neighbours in the quiet community of Forest Heights. Quick access to Memorial Dr, 16th Ave and Stoney Trail. Close to transit, schools, parks, shopping and dining. This is a project worth checking out, bring your tools and some TLC! Quick possession