



GRASSROOTS
REALTY GROUP

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4720 Fordham Crescent SE
Calgary, Alberta

MLS # A2281007



\$549,900

Division:	Forest Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	911 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parkade		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Separate Entrance		

Inclusions: Refrigerator, Electric Stove, Hood Fan, Washer/Dryer

Welcome to 4720 Fordham Crescent SE, a fully renovated property offering strong value and flexibility for investors or buyers seeking additional income potential. Thoughtfully updated throughout, this home provides multiple living areas and a functional layout suitable for a variety of uses. The main level features a bright, modern interior with new flooring, updated lighting, fresh paint, and a contemporary kitchen complete with modern cabinetry, backsplash, and brand new appliances. The updated bathroom offers clean, modern finishes and a neutral design. The fully developed lower level adds significant value with additional living space, a second kitchen, updated bathroom, and brand new laundry, offering excellent flexibility for extended family living or rental use. Large windows provide improved natural light and a comfortable living environment. Additional upgrades include a brand new roof and numerous interior improvements, making this a turn-key opportunity in an established southeast Calgary community. Close to transit, schools, and major routes, this property offers both convenience and long-term potential.