



**4510 Forman Crescent SE
Calgary, Alberta**

MLS # A2301632



\$475,000

Division:	Forest Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,260 sq.ft.	Age:	1962 (64 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Situated on one of the largest pie-shaped lots on the crescent, this single-family home offers excellent potential for those looking to make it their own. Set on a quiet street, within walking distance to elementary, junior and high schools, major transit routes, and a 10-minute drive to downtown. This sunny bungalow features a functional layout with 4 bedrooms on the main floor, plus 2 additional bedrooms in the developed basement. Large windows bring in plenty of natural light, and the spacious lower level provides flexible space for a variety of needs. The expansive backyard includes an oversized garage (insulated) and an RV pad, while still offering ample room for outdoor living, gardening, or future improvements. Updates over the years include the furnace, newer vinyl windows, and 4 piece main floor bath. A great opportunity for buyers looking to personalize a home to their taste and build equity over time.