



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4526 FORDHAM Crescent, Calgary T2A2A3**

MLS®#: **A2179836**      Area: **Forest Heights**      Listing Date: **11/22/24**      List Price: **\$579,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1962**      Abv Sqft: **1,266**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **5,747 sqft**      Ttl Sqft: **1,266**  
 Lot Shape:

DOM

**29**  
Layout  
 Beds: **5 (4 1)**  
 Baths: **1.5 (1 1)**  
 Style: **Bungalow**

Parking

Ttl Park: **3**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Yard,Low Maintenance Landscape**  
 Park Feat: **Carport,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Wood Frame,Wood Siding**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**  
 Int Feat: **Bar,Kitchen Island,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`0" x 6`10"	Living Room	Main	15`1" x 15`4"
Kitchen	Main	11`7" x 11`9"	Dining Room	Main	11`9" x 7`4"
Bedroom - Primary	Main	11`9" x 12`3"	Bedroom	Main	9`0" x 9`0"
Bedroom	Main	9`0" x 10`0"	Bedroom	Main	8`11" x 10`0"
5pc Ensuite bath	Main	11`8" x 4`11"	2pc Bathroom	Lower	5`8" x 4`6"
Family Room	Lower	26`0" x 12`9"	Other	Lower	7`11" x 5`1"
Bedroom	Lower	9`9" x 9`0"	Storage	Lower	24`5" x 14`2"

Laundry

Lower

7'9" x 4'8"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-CG

7913HU

Remarks

Pub Rmks:

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.

Inclusions:

Property Listed By:

N/A

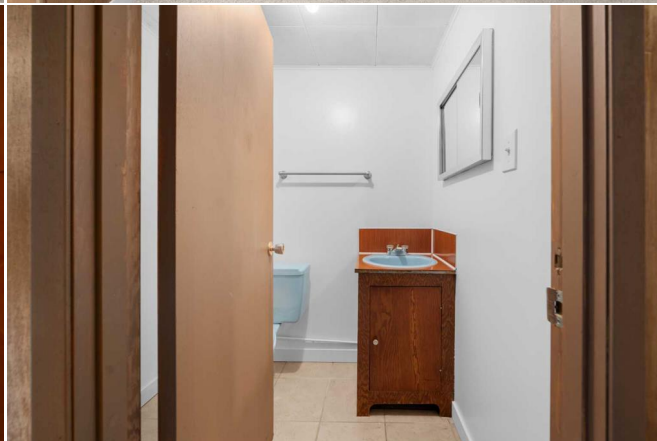
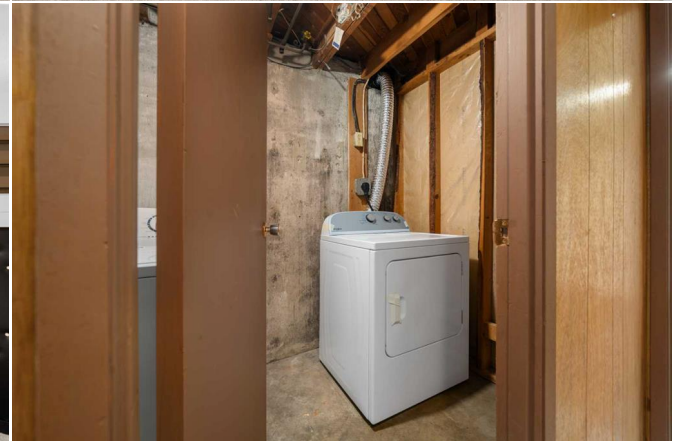
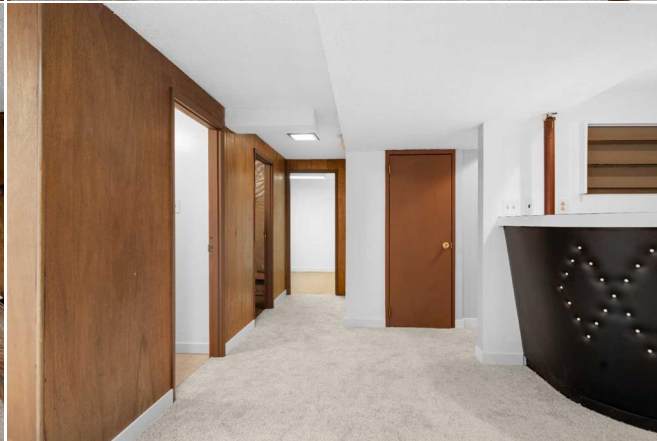
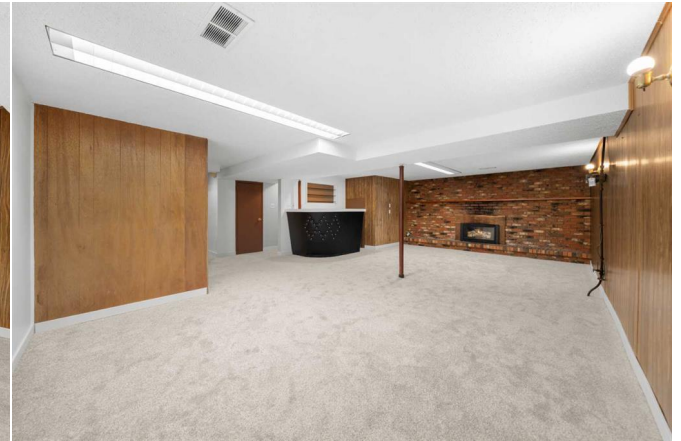
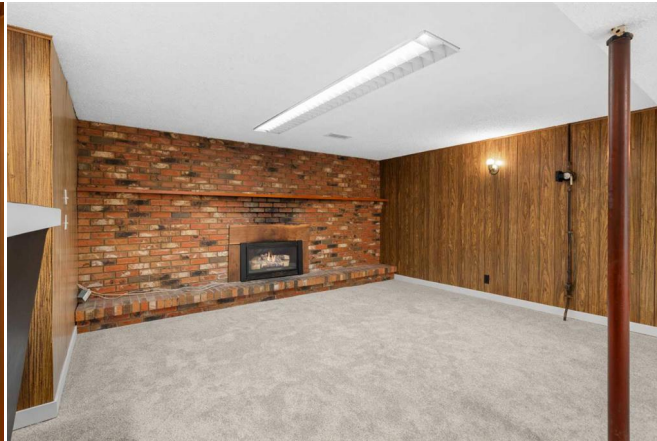
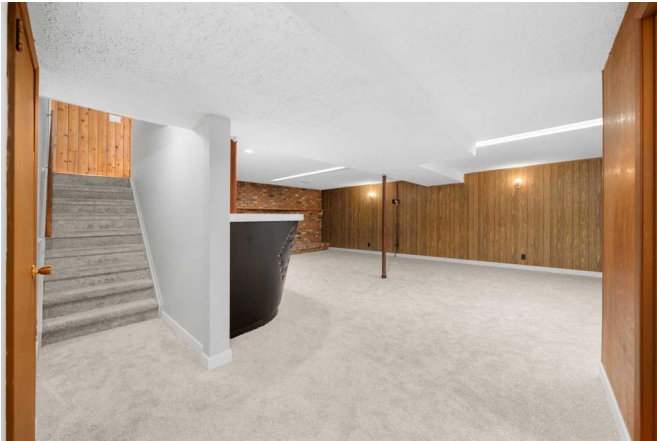
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











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