



THE
A-TEAM

**RE/MAX
FIRST**

4511 FORMAN Crescent, Calgary T2A2B1

MLS®#: **A2204050** Area: **Forest Heights** Listing Date: **03/17/25** List Price: **\$599,999**
 Status: **Pending** County: **Calgary** Change: **-\$19k, 28-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1963**
Lot Information
 Lot Sz Ar: **6,189 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,159**
 Low Sqft:
 Ttl Sqft: **1,159**

DOM

26
Layout
 Beds: **6 (3 3)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Other,Wood Frame,Wood Siding**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard** Flooring: **Tile,Vinyl Plank**

Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,Washer/Dryer,Washer/Dryer Stacked**
 Int Feat: **Chandelier,Kitchen Island,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple** Zoning: **R-CG**
 Legal Desc: **7913HU**

Remarks

Pub Rmks: **Welcome to this Beautiful Bungalow in the community of Forest Height. The BASEMENT HAS LEGAL SUITE. This house is located on a spacious, private lot, new**

paint, new kitchens, Quartz countertops, newly renovated bathrooms with pot lights. Seperate Laundry upstairs and downstairs. House has brand new vinyl planks through out. The large lot provides plenty of parking space and the possibility of adding a garage at the rear. The main level features a bright and airy open floor plan, including a generous living room and a combined dining area, perfect for family gatherings. There are three well-sized bedrooms on the main floor providing comfortable living space, and a large, classic 4-piece bathroom and 2 pc ensuite. Basement has 3 bedrooms with separate entrance and laundry. With recent updates including a newer furnace, hot water tank, and roof, this home offers both comfort and peace of mind. School, Transit , shopping and public library are close by. The possibilities are endless, and the location can't be miss

Inclusions:

Property Listed By:

SHED

First Place Realty

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











