

**4720 Fordham Crescent SE  
Calgary, Alberta**

**MLS # A2281007**



# \$549,900

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.