

# \$510,000 - 4518 Forman Crescent Se, Calgary

MLS® #A2245360

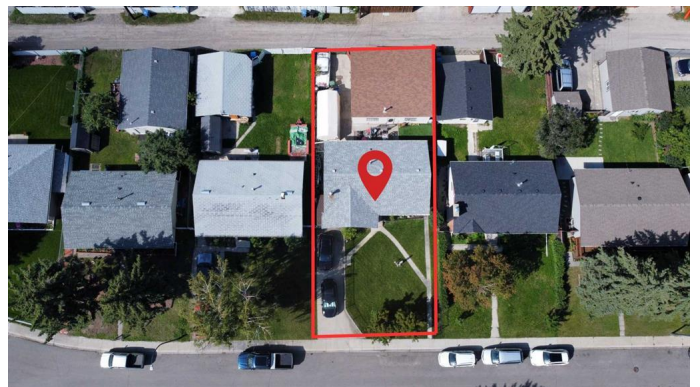
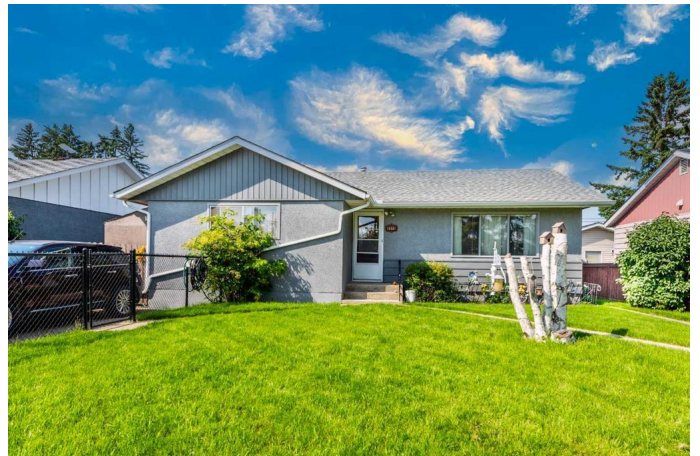
**\$510,000**

4 Bedroom, 2.00 Bathroom, 1,145 sqft

Residential on 0.13 Acres

Forest Heights, Calgary, Alberta

MECHANIC SPECIAL | PRIDE of OWNERSHIP | OVER 1,100 SF BUNGALOW with SEPARATE ENTRANCE | HUGE HEATED 3-CAR GARAGE 32 x 28 FT with 220V, HIGH CEILING, 16' X 12' and 8' X 6' DOOR | RV PARKING PAD | LONG FRONT DRIVE WAY | Other upgrades through the years: Roof approx 10 y/o, Hot Water Tank about 2 y/o, 8x6' Garage Door 2024, Carpet on main floor 4 y/o, Vinyl Plank in Kitchen. Welcome to this timeless bungalow located in the heart of Forest Heights. Built in 1961, the home features a functional layout, mature landscaping, located in a quite crescent, ideal for families, investors alike. The main floor boasts a spacious living room with large windows bringing a lot of natural light. Kitchen has been updated with vinyl flooring, and the rest of main floor was updated with newer carpet. The dining area has a sliding door walking out to the deck. The main floor completes with 3 good sized bedrooms and a full bathroom. Basement has been fully developed with one bedroom, one bathroom, a huge rec room for family entertainment. The house comes with a triple heated garage, RV parking pad, long front driveway, providing ample spaces for parking and storage. Located minutes from schools, parks, shopping, and transit, this home is perfect for buyers seeking a well-established neighborhood with easy access to downtown Calgary. Whether you're looking to move in, renovate, or invest, this home offers a rare



opportunity to own a piece of Calgary’s east-side charm. Schedule your private showing today and explore the potential of 4518 Forman Crescent SE.

Built in 1961

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245360    |
| Price          | \$510,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,145       |
| Acres          | 0.13        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 4518 Forman Crescent Se |
| Subdivision | Forest Heights          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2A 2B2                 |

**Amenities**

|                |                                                    |
|----------------|----------------------------------------------------|
| Parking Spaces | 6                                                  |
| Parking        | Heated Garage, Parking Pad, Triple Garage Detached |
| # of Garages   | 3                                                  |

**Interior**

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Pantry               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Washer |
| Heating           | Forced Air                                           |
| Cooling           | None                                                 |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Garden, Private Yard            |
| Lot Description   | Back Yard, Rectangular Lot      |
| Roof              | Asphalt Shingle                 |
| Construction      | Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 43               |
| Zoning         | R-CG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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