

\$520,000 - 4518 Forman Crescent Se, Calgary

MLS® #A2245360

\$520,000

4 Bedroom, 2.00 Bathroom, 1,145 sqft

Residential on 0.13 Acres

Forest Heights, Calgary, Alberta

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	\$520,000
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 13
Zoning R-CG

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.