72 FONDA Crescent, Calgary T2A 5S6

MLS®#:	**A2131456**	Area:	**Forest Heights**	Listing Date:	**05/11/24**	List Price:	**$385,000**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association:	**Fort McMurray**

General Information

Prop Type:	**Residential**			
Sub Type:	**Semi Detached (Half Duplex)**			
City/Town:	**Calgary**	**Finished Floor Area**		
Year Built:	**1977**	Abv Sqft:	**920**	
		Low Sqft:		
Lot Information		Ttl Sqft:	**920**	
Lot Sz Ar:	**3,853 sqft**			
Lot Shape:				

Access:
Lot Feat:	**Rectangular Lot**
Park Feat:	**Off Street**

DOM
128

Layout
Beds:	**5 (3 2)**
Baths:	**2.0 (2 0)**
Style:	**Bi-Level,Side by Side**

Parking
Ttl Park:	**0**
Garage Sz:	

Utilities and Features

Roof:	**Asphalt Shingle**	Construction:	
Heating:	**Forced Air,Natural Gas**		**Wood Frame**
Sewer:		Flooring:	
Ext Feat:	**Other**		**Carpet,Laminate**
		Water Source:	
		Fnd/Bsmt:	
			Poured Concrete

Kitchen Appl:	**None**	
Int Feat:	**See Remarks**	
Utilities:		

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	**Main**	**14`1" x 11`9"**	**Bedroom**	**Main**	**11`9" x 11`1"**
Bedroom	**Main**	**11`5" x 9`10"**	**Kitchen**	**Main**	**9`10" x 9`10"**
Family Room	**Lower**	**9`10" x 9`2"**	**Bedroom**	**Lower**	**9`10" x 9`2"**
Bedroom	**Lower**	**10`9" x 10`9"**	**3pc Bathroom**	**Main**	**0`0" x 0`0"**
3pc Bathroom	**Lower**	**0`0" x 0`0"**			

Legal/Tax/Financial

Title: **Fee Simple**	Zoning: **R-C2**
Legal Desc: **7710720**	

Remarks

Pub Rmks: **Great Investment! or live with renting down. 3 bedroom, kitchen and full bathroom on main floor. There are 2 bedroom and kitchen one full bathroom, in the basement illegal suite. Close to shopping, school.**

Inclusions: **No chattels are being sold, transferred, or conveyed.**

Property Listed By: **Skyrock**

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