

47 FONDA Green, Calgary T2A 5S4

Utilities:

MLS®#: A2162968 Area: **Forest Heights** Listing 09/06/24 List Price: **\$639,900**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: City/Town: Calgary

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Residential **Detached**

Finished Floor Area 1977 Abv Saft:

7,351 sqft

Low Sqft:

Ttl Sqft: 1.084

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

12

Ttl Park: 5 2 Garage Sz:

5 (32)

2.0 (2 0)

Bungalow

Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, No Neighbours Behind, Irregular Lot, Many Trees

1,084

Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Forced Air Vinyl Siding, Wood Frame Heating: Sewer:

Flooring:

Ext Feat: BBQ gas line, Fire Pit, Other, Playground Carpet, Ceramic Tile, Vinyl Plank

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Electric Stove, Freezer, Garage Control(s), Refrigerator, Washer/Dryer Stacked Int Feat: Closet Organizers, Quartz Counters, Vinyl Windows

Room Information

<u>Room</u> Level **Dimensions** Room Level **Dimensions Living Room** Main 12`2" x 14`1" **Dining Room** Main 12`3" x 8`7" **Breakfast Nook** Main 8`8" x 6`4" Kitchen Main 12`10" x 11`0" 4pc Bathroom Main 4`11" x 8`3" **Bedroom** Main 9`11" x 10`10" 12`2" x 12`9" Bedroom Main 10`9" x 10`10" **Bedroom - Primary** Main 4pc Bathroom 5`11" x 16`0" **Bedroom** 11`9" x 12`9" **Basement Basement Bedroom Basement** 11`7" x 16`2" Den Basement 10`6" x 8`8" **Game Room Basement** 11`1" x 26`7" Furnace/Utility Room **Basement** 5`10" x 8`5"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple Legal Desc:	R-C2 7710720
Legal Desc.	Remarks
Pub Rmks:	Welcome to your new home! Nestled on a cul-de-sac in Forest Heights, this beautifully updated bungalow is perfect for families seeking comfort, convenience, and a friendly community. Located mins from parks and schools, this 5-bedroom, 2 full bath gem offers both space and style. Key Features: New LVP flooring throughout the home. Five Generously Sized Bedrooms: Ample space for a growing family, home office, or guests. Two Full Baths: Modern and updated, designed for convenience and comfort. Massive Backyard: Perfect for family activities, gardening, or hosting summer BBQs. The expansive space offers limitless possibilities! Double Detached Garage: Provides secure parking and additional storage. Kitchen: Updated cabinets and back splash, New Dishwasher with the plastic still on it. Basement: Updated- LVP flooring, paint, bathroom, New flex room window and the 1st bedroom window. Exceptional Location: Walking Distance to Parks: Only minutes to the beloved Fonda Park and local playgrounds - perfect for family outings and fun play areas for children. Proximity to Schools: Several schools are just a short stroll away, ensuring quick and easy commutes for your children. Nearby Shopping & Amenities: Just a 5-minute drive to a variety of shopping centers, grocery stores, and other essential amenities, making everyday errands a breeze. Whether you're seeking the perfect family home or an upgrade to your current living situation, this Forest Heights bungalow offers a harmonious blend of comfort, convenience, and community. Don't miss out on the opportunity to make this exceptional property yours! Schedule a viewing today and take the first step towards owning your home! Contact your favourite realtor for more details or a private
Inclusions:	showing. Welcome home to Forest Heights - where family memories are made! playground, extra shed, lockbox installed on post, wood included in shed, everything in garage stays-extra trim, flooring, painting and back splash from the updates. table under awning stays.
Property Listed By:	Real Broker

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