



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**47 FONDA Green, Calgary T2A 5S4**

MLS®#: **A2162968**

Area: **Forest Heights**

Listing Date: **09/06/24**

List Price: **\$639,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1977**

Lot Information

Lot Sz Ar: **7,351 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,084**  
Low Sqft:  
Ttl Sqft: **1,084**

DOM

**12**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Front Yard,No Neighbours Behind,Irregular Lot,Many Trees**  
Park Feat: **Double Garage Detached,Driveway,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line,Fire Pit,Other,Playground**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **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**  
Utilities:

Room Information

| Room           | Level    | Dimensions     |
|----------------|----------|----------------|
| Living Room    | Main     | 12`2" x 14`1"  |
| Breakfast Nook | Main     | 8`8" x 6`4"    |
| 4pc Bathroom   | Main     | 4`11" x 8`3"   |
| Bedroom        | Main     | 10`9" x 10`10" |
| 4pc Bathroom   | Basement | 5`11" x 16`0"  |
| Bedroom        | Basement | 11`7" x 16`2"  |
| Game Room      | Basement | 11`1" x 26`7"  |

| Room                 | Level    | Dimensions     |
|----------------------|----------|----------------|
| Dining Room          | Main     | 12`3" x 8`7"   |
| Kitchen              | Main     | 12`10" x 11`0" |
| Bedroom              | Main     | 9`11" x 10`10" |
| Bedroom - Primary    | Main     | 12`2" x 12`9"  |
| Bedroom              | Basement | 11`9" x 12`9"  |
| Den                  | Basement | 10`6" x 8`8"   |
| Furnace/Utility Room | Basement | 5`10" x 8`5"   |

