



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**84 FONDA Close, Calgary T2A 6G3**

MLS®#: **A2163571**

Area: **Forest Heights**

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

List Price: **\$669,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 18-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1980**

Finished Floor Area  
Abv Sqft: **1,372**  
Low Sqft:  
Ttl Sqft: **1,372**

DOM

**12**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Lot Information

Lot Sz Ar: **11,635 sqft**  
Lot Shape:

Parking

Ttl Park: **8**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Few Trees,Irregular Lot,Landscaped**  
Park Feat: **Concrete Driveway,Double Garage Detached,Off Street,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Boiler**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Hardwood,Linoleum,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),No Smoking Home,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`10" x 15`10"
Bedroom - Primary	Main	17`7" x 12`10"
Bedroom	Main	9`11" x 10`9"
Kitchen	Main	13`5" x 12`2"
Pantry	Main	5`11" x 6`9"
2pc Ensuite bath	Main	5`9" x 4`0"
Bedroom	Basement	12`9" x 9`6"

Room	Level	Dimensions
Dining Room	Main	13`10" x 8`5"
Bedroom	Main	9`11" x 13`4"
Foyer	Main	9`10" x 3`6"
Covered Porch	Main	13`11" x 8`9"
4pc Bathroom	Main	5`11" x 7`7"
Bedroom	Basement	13`5" x 15`5"
Family Room	Basement	13`0" x 23`11"

Game Room  
Storage

Basement  
Basement

13`4" x 22`9"  
6`0" x 4`7"

4pc Bathroom  
Furnace/Utility Room  
Legal/Tax/Financial

Basement  
Basement

4`11" x 9`10"  
7`2" x 6`0"

Title:  
**Fee Simple**  
Legal Desc:

**7711812**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**ONE OF A KIND INNER CITY CUSTOM BUILT HOME, PERFECT FOR A BIG FAMILY. OVERSIZE DOUBLE GARAGE (25.5X25.4) LONG CONCRETE DRIVEWAY, TOTAL PARKING OF UP 8 VEHICLES/RV, OVERSIZE BACKYARD WITH MATURE TREES. RARE OPPORTUNIY TO OWN THIS KIND OF PROPERTY WITH CLOSE PROXIMITY TO DOWNTOWN. MAIN FLOOR IS OVER 1372 SQ.FT., OFFERS LARGE LIVING ROOM WITH FIREPLACE AND A FORMAL DINING ROOM, LARGE KITCHEN WALKS OUT TO COVERED VERANDA/PORCH. EXTRA WIDE STAIRCASE GOING TO LOWER LEVEL. FULLY DEVELOPED BASEMENT WITH 2 FAMILY ROOM/REC. ROOM AND 2 BEDROOMS. THERE IS A PARK NEARBY, WALKING DISTANCE TO TRANSIT AND MARLBOROUGH MALL. YOU DON'T WANT TO MISS THIS.**

Inclusions:  
Property Listed By:

**N/A**  
**Diamond Realty & Associates LTD.**

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











