



THE
A-TEAM

**RE/MAX
FIRST**

301 FONDA Way, Calgary T2A 5W1

MLS® #: **A2164131** Area: **Forest Heights** Listing Date: **09/10/24** List Price: **\$429,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1977**
Lot Information
 Lot Sz Ar: **3,089 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot**
 Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **846**
 Low Sqft:
 Ttl Sqft: **846**

DOM

9
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **4 Level Split,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Stucco,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**
 Int Feat: **Pantry,See Remarks,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`0" x 14`6"	Living Room	Main	14`0" x 19`11"
Dining Room	Second	9`6" x 9`3"	Kitchen	Second	9`0" x 16`10"
2pc Bathroom	Second		Bedroom	Third	10`4" x 14`3"
4pc Bathroom	Third				

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-C2

Legal Desc:

7710983

Remarks

Pub Rmks:

SEPARATE ENTRANCE | VACANT | 2 BED, 1.5 BATHS | CORNER LOT | RENOVATED. This half duplex is located right beside the back alley providing back alley access allowing for potential to build a garage. The upper level features a **MODERNIZED** kitchen with **STAINLESS STEEL** appliances, custom white cabinetry, **BRAND NEW** countertops, as well as a 2-piece bathroom and a separate dining area overlooking the living room with **VAULTED CEILINGS** below. The lower levels provide extra living space with a generously sized bedroom, a renovated 4-piece bathroom, and a spacious unfinished basement with a **SIDE ENTRANCE**. Additional highlights include **NEWER** windows, **EGRESS** window in basement, a **NEW** roof (2023), a high-efficiency furnace, and a 50-gallon hot water tank. Conveniently located near schools, parks, shopping, public transit, and with easy access to major roadways. This will not last!

Inclusions:

NA

Property Listed By:

URBAN-REALTY.ca

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







