

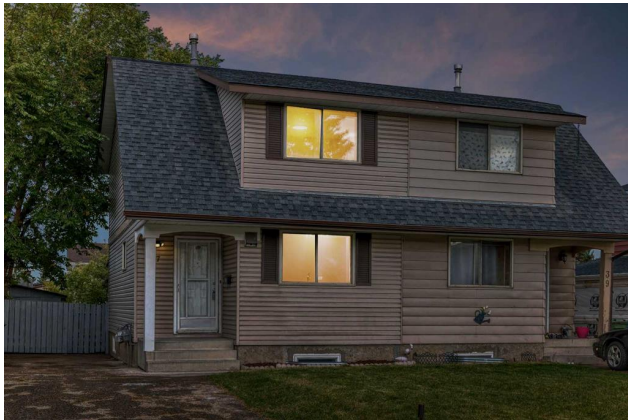


THE A-TEAM

RE/MAX FIRST

37 FONDA CRES , Calgary T2A5S7

MLS@#: A2172904 Area: Forest Heights Listing 10/14/24 List Price: \$429,990
Status: Pending County: Calgary Change: -\$5k, 15-Nov 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: 3,078 sqft
Lot Shape:
Access:
Lot Feat: Back Yard,Fruit Trees/Shrub(s),Few Trees,Lawn,Treed
Park Feat: Parking Pad

Finished Floor Area
Abv Sqft: 1,108
Low Sqft:
Ttl Sqft: 1,108

DOM

50
Layout
Beds: 5 (3 2)
Baths: 2.5 (2 1)
Style: 2 Storey,Side by Side
Parking
Ttl Park: 3
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Playground,Private Yard,Storage
Construction: Wood Frame
Flooring: Laminate,Tile,Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer
Int Feat: Quartz Counters,Storage,Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Balcony, Bathroom, Entrance, Bedroom, and Furnace/Utility Room across different levels.

Walk-In Closet

Basement

11`10" x 23`7"

Laundry
Legal/Tax/Financial

Basement

9`2" x 19`4"

Title:
Fee Simple
Legal Desc:

7710720

Zoning:
RCG

Remarks

Pub Rmks: **This beautifully renovated 5-bedroom, 2.5-bathroom semi-detached single-family home offers an impressive 1,542 square feet of livable space, making it ideal for a growing family. Recently upgraded throughout, the home boasts brand-new flooring, a modern kitchen with sleek countertops and cabinets, stylish lighting fixtures, and fresh paint in every room. The fully finished basement provides additional living space with two bedrooms and a full bath. Step outside to a spacious deck and private backyard, perfect for relaxing or entertaining. The roof is in excellent condition with many years of life remaining, offering long-term peace of mind, and the plumbing has been upgraded from copper to PEX for added efficiency. Conveniently located just minutes from downtown Calgary, the home is close to Marlborough C-Train station, shopping centers, parks, playgrounds, daycares, retail stores, hospitals, and entertainment venues. With no condo fees and topped-up attic insulation for better energy efficiency, this move-in-ready home combines comfort, convenience, and value. Don't miss out—schedule a viewing today!**

Inclusions: **NONE**
Property Listed By: **DreamHouse Realty Ltd.**

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









