



THE  
**A-TEAM**

**RE/MAX  
FIRST**

## 47 FONDA Green, Calgary T2A 5S4

MLS® #: **A2174367**

Area: **Forest Heights**

Listing Date: **10/24/24**

List Price: **\$620,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 20-Nov**

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

**28**  
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**  
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: **Built-in Features,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"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple  
Legal Desc:

7710720

R-CG

Remarks

Pub Rmks: Welcome home to 47 Fonda Green - where family memories are made! Make sure you leave time to check out the play structure and apple tree in the massive back yard. Nestled on a cul-de-sac in Forest Heights, this bungalow is perfect for larger 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: Basement bathroom is Modern and updated, 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.(as is) Kitchen: Updated cabinets and back splash, New Dishwasher with the plastic still on it. also feature wall on the dining room wall as well. Basement: Updates- LVP flooring, paint, New flex room window and the 1st bedroom window. 1/2 bath converted to a full bathroom and a wet bar kitchenette. 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 showing.

Inclusions: Call Listing agent For list  
Property Listed By: Real Broker

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

























