



THE
A-TEAM

**RE/MAX
FIRST**

1015 FONDA Court, Calgary T2A5S1

MLS®#: **A2182243** Area: **Forest Heights** Listing Date: **12/10/24** List Price: **\$459,900**
 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: **4,187 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,No Neighbours Behind,Irregular Lot,Landscaped**
 Park Feat: **Asphalt,Front Drive,Parking Pad**

DOM

11
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Laminate**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Built-in Features,Ceiling Fan(s),No Smoking Home,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`2" x 11`1"	Dining Room	Main	9`3" x 8`0"
Foyer	Main	5`10" x 5`4"	Living Room	Main	17`4" x 12`3"
Game Room	Lower	17`7" x 10`8"	Family Room	Lower	16`5" x 12`4"
Bedroom - Primary	Second	13`8" x 11`1"	Bedroom	Second	11`7" x 8`0"
Bedroom	Second	9`0" x 8`4"	2pc Bathroom	Main	5`10" x 4`7"
4pc Bathroom	Second	9`4" x 4`7"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7710720

Zoning:
R-CG

Remarks

Pub Rmks:

What a GREAT opportunity to OWN this AFFORDABLE Fully Finished Half Duplex backing directly onto the Immense Fonda Park. This massive park/field behind this property beckons the active family to kick around the soccer ball, take the dog for a walk/run and have that "necessary" separation from any neighbours behind you: All just outside your back gate. You can also keep any eye on your children in the park from your back window. This 2 story home is tucked away on a quiet cul-de-sac with a large fenced back yard including beautiful apple trees and space for a garden. There is plenty of cabinet space in the kitchen with Bonus intelligently-designed/ hidden/ built-in storage as you descend the stairs to the basement. The upper floor has a Large Primary bedroom, 2 additional bedrooms and a 4pc bath. The basement is fully developed with exposed beams and washer/dryer area along with plenty of room for games or movie night. Centrally located within walking distance to all Schools, Marlborough Mall and all other shopping and restaurants that matter.

Inclusions:
Property Listed By:

N/A
RE/MAX iRealty Innovations

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









