



GRASSROOTS
REALTY GROUP

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105 Fonda Court SE
Calgary, Alberta

MLS # A2228791



\$365,000

Division:	Forest Heights		
Type:	Residential/Duplex		
Style:	2 Storey Split, Attached-Side by Side		
Size:	985 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	See Remarks, Stucco, Wood Siding
Foundation:	Poured Concrete
Features:	Laminate Counters, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

This lovely bi-level half-duplex is located on a large corner lot in a quiet cul-de-sac in the family-oriented neighbourhood of Forest Heights. The upper level features an open-concept design and hardwood flooring. The living room is graced with a wood-burning fireplace for those cooler winter evenings. Large windows overlook the spacious west-facing front yard, where you'll enjoy the sight and scent of mature lilac bushes in the spring. The dining area opens onto a large 150 sq. ft. recently restained rear deck, with steps leading to the fully fenced backyard complete with a spacious 110 sq. ft. storage shed and a fire pit. Here, you can relax, entertain family and friends, and provide your pet with a safe place to roam. The kitchen features a refrigerator, dishwasher, stove with over-the-range microwave/vent, and an Insinkerator garbage disposal. You'll find ample storage space in the floor-to-ceiling cabinets. New flushmount light fixtures, each with adjustable colour tones, give a modern flair. A laundry area with a sleek-looking full-sized, stacked washer and dryer completes the main floor. On the lower level, you will find two bedrooms, a four-piece bathroom with in-floor heating, furnace room, and storage area. New upgrades on this level include carpet, furnace, hot water tank, toilet, light fixtures, and door hardware. A security system is already installed with the option to transfer it into the new owner's name. With fresh paint throughout, the space is ready for your personal touch. A 2-car parking pad provides convenient off-street parking. This home is steps away from access to an extensive pathway system and a large dry pond area with a baseball diamond and excellent winter sledding hills. Nearby you'll find shopping, schools, all community services, and easy access to downtown via Memorial Drive, the Marlborough

C-Train station, and bus routes.