



**GRASSROOTS**  
REALTY GROUP

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**311 Fonda Way SE**  
**Calgary, Alberta**

**MLS # A2242116**



**\$419,900**

<b>Division:</b>	Forest Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Attached-Side by Side		
<b>Size:</b>	1,057 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Front Drive, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Primary Downstairs		

**Inclusions:** none

Welcome to this inviting 3-bedroom, 1.5-bathroom home in Forest Heights. This immaculately clean duplex with NO condo fee offers a spacious and flexible layout across four levels, perfect for modern living. Step inside to a bright and airy main level featuring a vaulted living room adorned with a cozy wood-burning fireplace and abundant natural light. This level also includes a conveniently located bedroom. Up a half flight of stairs, you'll find the heart of the home: an updated kitchen with stainless steel appliances, updated cabinetry, and a breakfast bar. The adjacent dining area overlooks the living room, creating a seamless flow for family gatherings and entertaining. The lower level hosts a second bedroom and a well-appointed 4-piece bathroom, providing ample space for guests or family. The basement completes the home with a versatile rec/office area, a spacious master bedroom with a 2-piece ensuite, and a large utility/laundry room. Additionally, there's a massive crawl space for all your storage needs. Recent updates include Air Conditioning and fresh paint throughout, giving the entire home a bright and refreshed look. The backyard is a true highlight, featuring a lush lawn, a charming boardwalk leading to a sizable storage shed, and a concrete patio that doubles as potential RV parking with the addition of a gate on the front fence. The front yard is equally accommodating, with a parking pad that fits up to two vehicles. This Forest Heights gem combines comfort, functionality, and style in a convenient location. Don't miss the opportunity to make this your new home!