



GRASSROOTS
REALTY GROUP

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105 Fonda Court SE
Calgary, Alberta

MLS # A2251955



\$349,900

Division:	Forest Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	536 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Parking Pad, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, See Remarks,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, Vinyl Windows		

Inclusions: Shed

Must see! This beautifully updated and fully finished bi-level half duplex is ideally located on a corner lot in a quiet cul-de-sac, just steps from schools, parks, transit, and all major amenities. The bright and spacious main floor features gleaming hardwood floors, a large living room with a cozy wood-burning stone fireplace, and an open dining area with patio doors leading to a massive deck—perfect for entertaining. The updated kitchen offers oak cabinetry, newer countertops, a built-in dishwasher, hood fan microwave, and a full appliance package. You’ll also find convenient main floor laundry and fresh paint throughout. The fully developed lower level boasts two generously sized bedrooms, a fully renovated bathroom with in-floor heating, new carpet, and plenty of storage. Additional highlights include newer furnace and hot water tank, upgraded light fixtures, full-size washer and dryer, a large fenced and landscaped backyard, storage shed, a 2-car parking pad, and ample off-street parking. Located close to walking and bike paths, a dry pond with baseball diamond, C-Train access, shopping, and more—this home offers exceptional value in a fantastic location and is in great condition.