



GRASSROOTS
REALTY GROUP

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1051 Fonda Court SE
Calgary, Alberta

MLS # A2261546



\$335,000

Division:	Forest Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,045 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air, Natural Gas

Floors: Vinyl, Vinyl Plank

Roof: Asphalt Shingle

Basement: Partial, Partially Finished

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: No Animal Home, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: deep freeze / remaining belongings are for the buyer to remove or keep

Cul-de-Sac Duplex in Prime Family Location & 12 Minutes to Downtown! Located near Fonda Park and close to two elementary schools (including Father Lacombe High all are 4 minutes away, this two-storey duplex offers no condo fees and easy access to Marlborough Mall and multiple C-Train stations. Features: Upper Level: 3 bedrooms, 4-piece bathroom Main Floor: Bright living room, kitchen, 2-piece bathroom, newer back deck overlooking a large backyard Basement: Partially finished (20%), 3-piece bathroom, washer, dryer, deep freeze Parking: Side pad for off-street parking Sale Notes: Estate sale, conditional on probate Sold "as-is, where-is "(fair condition) Seller's belongings may remain; buyer responsible for removal Ideal For: First-time buyers looking to build equity Investors or renovators Families wanting schools, parks, transit, and shopping nearby