



**53B Fonda Green SE  
Calgary, Alberta**

**MLS # A2299210**



**\$479,900**

<b>Division:</b>	Forest Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** NA

Fully Renovated up and down with 3 Bedrooms, 1.5 bathrooms with over 1100 sqft in Forest Heights. NO Condo Fees. Brand new Kitchen features new LVP flooring, Dark Grey kitchen cabinets/countertops and all brand new stainless steel appliances. 2 piece bathroom has new sink and vanity. Dining room over looks large living room area. Upstairs has a Spacious Primary Bedroom with double closets, 2nd bedroom and 3rd bedrooms. 4 piece bathroom with new tub, sink, vanity and toilet. Basement is unfinished. waiting for your personal touches. New luxury vinyl plank throughout main floor with baseboards. New carpet upstairs, light fixtures and electrical. Professionally painted inside. New Front and Rear Entrance doors. Furnace, Hot Water tank and shingles have been replaced. Fully fenced, long Private backyard. Front yard has driveway to fit 2-3 vehicles. Quality and pride of ownership shines throughout. Close to Marlborough Mall train station, schools, shopping and Marlborough Mall. Check out the Virtual Tour!