



**1051 Fonda Court SE**  
**Calgary, Alberta**

**MLS # A2302907**



**\$499,000**

<b>Division:</b>	Forest Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,109 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<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>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Quartz Counters		

**Inclusions:** None

1 bedroom Legal Basement Suite with separate entrance. Fully renovated Duplex. Welcome to this inviting 4-bedroom, 3.5-bathroom home in Forest Heights. This beautiful duplex with NO condo fee offers a spacious and flexible layout across three levels, perfect for modern living. Step inside to a bright and airy main level featuring a spacious living room with abundant natural light. This level also includes the heart of the home: an updated spacious kitchen with brand new stainless steel appliances, 2 pc bathroom and main floor laundry. The upper level hosts a primary bedroom with ensuite 3-piece bathroom, two more bedrooms with 4 pc shareable bathroom. Providing ample space for guests or family. The LEGAL basement with separate entrance completes the home. Basement consists of a living/dining room, a kitchen, 1 bedroom, 3 pc bathroom and a separate laundry. Additionally, there's a crawl space for all your storage needs. Updated include new plumbing with PEX, new hot water tank, new soffit fascia gutter and down spouts, new vinyl plank flooring through out the mani floor, new windows and doors, new paint and what not. Your personal backyard comes with a deck for summer bar b q and a decent size yard. 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. Easy access to downtown and Deerfoot. Close to all the major shopping centres. Don't miss the opportunity to make this your new home!