



GRASSROOTS
REALTY GROUP

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49A Fonda Green SE
Calgary, Alberta

MLS # A2199208



\$425,000

Division:	Forest Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,161 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Level, Rectangular Lot, Street		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Nestled in the community of Forest Heights, this charming 3 bedroom, 1.5 bathroom duplex offers both comfort and functionality. Situated on a quiet cul-de-sac, the home is perfect for a family or anyone seeking an investment property. The property boasts a spacious layout with a living room, dining room and a large kitchen on the main floor complemented by a large deck, ideal for outdoor entertaining or relaxing in the sun. The upper floor offers a spacious master bedroom plus two additional bedrooms, and a 4 piece full bathroom. This home features a detached workshop/garage, offering ample space for hobbies, storage, or additional parking. With its convenient location close to schools, parks, transit, and other amenities, this home makes a fantastic opportunity you won't want to miss.