



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

32 Fonda Mews SE
Calgary, Alberta

MLS # A2298267



\$429,900

Division:	Forest Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	924 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Front Drive, Parking Pad, Unpaved		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Lawn, No Back Lane, Pie Shaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Wood Windows		

Inclusions: Shed

Huge price adjustment! This recently renovated 4-bedroom bi-level is ideally located on a quiet cul-de-sac, offering a comfortable blend of modern updates and everyday convenience. With schools, parks, shopping, and the C-Train station all close by, the setting supports an easy, connected lifestyle. The bi-level plan with large basement windows ensures the lower level is light-filled. Inside, the home features new bright paint, new baseboards, luxury vinyl plank flooring, and a renovated kitchen with new cabinets, solid surface countertops, and a marble tile backsplash. A new furnace was installed in 2024, and the roof was replaced in 2022 for reduced future maintenance costs. The partially developed basement includes 2 lower bedrooms and a 2-piece bathroom, providing additional living space. The undeveloped portion offers additional flexibility—ideal for storage, a recreation area, or future customization. The home is move-in ready with quick possession available. Outside, the property includes a large pie-shaped fenced yard, offering generous room for gardening, play, and entertaining. The spacious lot enhances privacy while making the most of the quiet cul-de-sac setting. This home delivers excellent value for its location, combining comfort, updates, and convenience within easy reach of essential amenities and public transportation, as well as shopping and restaurants and schools. Note: the photos with furniture are virtually staged.