



GRASSROOTS

REALTY GROUP

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

MLS # A2299210



\$429,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	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!