



# GRASSROOTS

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

## 4 Fonda Crescent SE Calgary, Alberta

MLS # A2308302



# \$349,000

<b>Division:</b>	Forest Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,119 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Other
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to this well-maintained south-facing duplex with a functional, inviting layout. The main floor features a bright living area upon entry, followed by a spacious kitchen and a convenient 2-piece bathroom. Upstairs, you'll find 3 comfortable bedrooms and a full bathroom, perfect for families. The finished basement adds value with an additional bedroom, an office, a bathroom, and a laundry area. Enjoy a good-sized backyard with rear alley access, ideal for future garage potential or added convenience. A great opportunity for first-time buyers or investors!