



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

196 Fonda Drive SE  
Calgary, Alberta

MLS # A2320858



**\$424,900**

|           |                                                                           |        |                   |
|-----------|---------------------------------------------------------------------------|--------|-------------------|
| Division: | Forest Heights                                                            |        |                   |
| Type:     | Residential/Duplex                                                        |        |                   |
| Style:    | Attached-Side by Side, Bi-Level                                           |        |                   |
| Size:     | 977 sq.ft.                                                                | Age:   | 1986 (40 yrs old) |
| Beds:     | 3                                                                         | Baths: | 3                 |
| Garage:   | Aggregate, Front Drive, Outside, Parking Pad, Side By Side, Tandem        |        |                   |
| Lot Size: | 0.08 Acre                                                                 |        |                   |
| Lot Feat: | Back Yard, City Lot, Dog Run Fenced In, Front Yard, Low Maintenance Lands |        |                   |

|             |                          |            |      |
|-------------|--------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas  | Water:     | -    |
| Floors:     | Tile, Vinyl Plank        | Sewer:     | -    |
| Roof:       | Asphalt Shingle          | Condo Fee: | -    |
| Basement:   | Full                     | LLD:       | -    |
| Exterior:   | Vinyl Siding, Wood Frame | Zoning:    | R-CG |
| Foundation: | Poured Concrete          | Utilities: | -    |
| Features:   | Granite Counters         |            |      |

Inclusions: n/a

**\*\* 3-PLEX RENTAL \*\*** Rare investment opportunity, this property has 3 SELF-CONTAINED UNITS (main floor 3 bedroom suite plus 2 illegal studio suites in basement) total of 3 kitchen, 3 full bathrooms, 2 laundry areas (main floor suite has in-unit laundry and other 2 share common area with laundry area) and 3 NEW GRAVEL PARKING PADS front driveway that can park 3 cars on the property (tandem on left side, and 1 on the right side). Upgrades include LUXURY SHOWER PANEL SYSTEM AT ALL BATHTUBS, newer vinyl plank flooring throughout, STONE COUNTER-TOPS, and new paint. Perfect for an owner family to live upstairs since it has 3 bedrooms with a spacious kitchen, dining room, and living room with a balcony overlooking the front yard. Exceptional rentals for the 2 studio lower units (illegal) that's great for young couples or individual students and workers, fetching up to \$700-850 per unit. Note each unit has bright large windows because the structure is a BI-LEVEL with common entrance front door and then each unit door respectively. Don't miss out on this rare LIVE UP/ RENT DOWN smart investment. Appliances include 3 stoves, 3 fridges, 2 washers and 2 dryers, and 3 hood fans. QUIET STREET, located close to all levels of schools, public transportation, and shopping, this is an AMAZING PROPERTY!