



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

148 Fonda Drive SE
Calgary, Alberta

MLS # A2332021



\$399,000

Division:	Forest Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,003 sq.ft.	Age:	1986 (40 yrs old)
Beds:	6	Baths:	2
Garage:	Additional Parking, Carport, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating: Forced Air

Floors: Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RC-2

Utilities: -

Inclusions: None

HUGE Lot with carport! The best priced duplex in the neighborhood. EXCELLENT INVESTMENT OPPORTUNITY! This well-maintained home features 6 total bedrooms, 2 full bathrooms, and 2 kitchens, making it ideal for investors or homeowners looking to live upstairs and rent the lower level for additional income. Situated on a huge pie-shaped lot with a park-like west-facing backyard, this property also offers front parking and is conveniently located near schools, shopping, and everyday amenities. Step inside to an open-concept living and dining area, where large windows fill the space with an abundance of natural light. The home offers 3 spacious bedrooms on the main floor and 3 additional generously sized bedrooms in the lower level, providing plenty of room for growing families or rental potential. Nestled in a quiet cul-de-sac, this home is just off Memorial Drive, with walking paths nearby and downtown only a short drive away. Fonda Park is just a couple of blocks away, adding even more appeal to this fantastic location. Whether you're a first-time home buyer or an investor seeking excellent income potential, this is a property you won't want to miss. Book your private showing today!