



GRASSROOTS
REALTY GROUP

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74 Fonda Drive SE
Calgary, Alberta

MLS # A2333367



\$419,900

Division:	Forest Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,008 sq.ft.	Age:	1978 (48 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

| NEWLY RENOVATED | 6 BEDS | 2.5 BATHS | SEPARATE ENTRANCE | CONVENIENT LOCATION | Welcome to this newly renovated bi-level duplex located in the community of Forest Heights. Bright natural light greets you as you enter, leading into the spacious living area with large windows and sliding doors that open onto the front balcony. The dining area flows into the modern kitchen featuring stainless steel appliances, stylish tile backsplash, contemporary cabinetry, and quartz countertops. The main level offers 3 good-sized bedrooms, including the primary bedroom, along with a 4-piece bathroom and a convenient 2-piece bathroom. The lower level features a separate entrance and offers additional living space complete with a second kitchen, separate laundry, 3 additional good-sized bedrooms, and a 4-piece bathroom, providing excellent flexibility. Conveniently located close to parks, schools, shopping, public transit, and more. Call your favourite agent for a showing today!