



37 fonda Crescent Calgary Alberta

\$384,000

Attention investors! Don't miss this incredible opportunity to own a 5-bedroom, 2.5-bathroom home in the sought-after area of Fonda Cres SE. This property offers a total of 1542 sq ft of livable space and is located in a prime area with easy access to amenities and transportation. Newer roof, recently updated kitchen.

Bedrooms: 5 (3 bedrooms and 2.5 baths above, 2 bedrooms and 1 full bath in the finished basement). Fenced backyard, good size deck, good sized lot. Build instant equity with sellers lender appraising it for \$430K in its present condition. Estimated renovation cost: \$20K and ARV could be closer to 500k. Location Highlights:

Minutes away from Marlborough Mall, Less than 20 minutes to downtown, Close proximity to LRT and transit, Nearby schools, parks, and playgrounds, Plenty of shopping centers and retail options. Additional Features:

Good-sized fenced backyard, Quiet street and neighborhood, Prime location with easy access to amenities (id:6769)

Bedroom 10.10 M x 11.60 M

Bedroom 7.80 M x 12.90 M

3pc Bathroom 5.30 M x 6.10 M

2pc Bathroom 5.10 M x 4.11 M

Primary Bedroom 11.10 M x 13.70 M

4pc Bathroom 9.50 M x 4.11 M

Bedroom 8.11 M x 9.70 M

Bedroom 8.00 M x 11.70 M

Listing Presented By:



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