



93 Fonda Drive Calgary Alberta

\$459,000

AMAZING VALUE! and NO CONDO FEES!! Pride of ownership shines in this GORGEOUS BI-LEVEL SEMI DETACHED HOME in the heart of Forest Heights, SE Calgary. With a total finished area of 1,901.6 square feet, this humble abode has PERFECT LOCATION designed for comfortable living, a versatile layout perfect for families or investors. The bright and airy upper level features a spacious living room with patio doors leading to a private balcony, perfect for relaxing with your morning coffee. The kitchen boasts granite countertops, stainless steel appliances, and ample cabinetry, flowing seamlessly into the dining area. Three generous bedrooms, a convenient main-level laundry, and a renovated full bathroom complete the space. The lower level offers 2 additional bedrooms, making it ideal for extended family or additional income: large kitchen area (ILLEGAL BASEMENT SUITE), spacious family room, a flex room, and a full bathroom. Outside, you'll love the private backyard with no neighbors behind offering a peaceful retreat for outdoor gatherings + front parking pad fits two vehicles, . Recent upgrades include refrigerator (2023) , washer (2022), double-paned windows (2019), roof shingles (2016)and hot water tank (2016). Nestled in a prime location, AMENITIES IN MINUTES: walking distance to schools, bus stops, and parks. Few minutes drive to Deerfoot and Stoney trail . This investment property was previously rented at \$2,400/month plus utilities, make it your next passive income source and don't miss this incredible opportunity--BOOK YOUR SHOWING TODAY!! (id:6769)

Furnace 2.19 M x 2.69 M
Other 3.71 M x 3.61 M
4pc Bathroom 2.16 M x 2.13 M
Bedroom 3.66 M x 3.33 M
Bedroom 2.54 M x 3.68 M
Kitchen 2.31 M x 2.69 M
Family room 5.97 M x 4.22 M
Other 2.21 M x 2.03 M
Living room 4.44 M x 3.76 M

Dining room 2.44 M x 2.77 M
Other 1.22 M x 2.90 M
Kitchen 3.18 M x 2.31 M
4pc Bathroom 2.29 M x 2.36 M
Laundry room 2.31 M x 1.91 M
Bedroom 2.72 M x 3.79 M
Bedroom 2.74 M x 3.71 M
Primary Bedroom 3.35 M x 3.71 M

Listing Presented By:



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CIR Realty

<http://peterpasion.ca/>



See

Mirror

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