



105 Fonda Court Calgary Alberta

\$365,000

This lovely bi-level half-duplex is located on a large corner lot in a quiet cul-de-sac in the family-oriented neighbourhood of Forest Heights. The upper level features an open-concept design and hardwood flooring. The living room is graced with a wood-burning fireplace for those cooler winter evenings. Large windows overlook the spacious west-facing front yard, where you'll enjoy the sight and scent of mature lilac bushes in the spring. The dining area opens onto a large 150 sq. ft. recently restrained rear deck, with steps leading to the fully fenced backyard complete with a spacious 110 sq. ft. storage shed and a fire pit. Here, you can relax, entertain family and friends, and provide your pet with a safe place to roam. The kitchen features a refrigerator, dishwasher, stove with over-the-range microwave/vent, and an Insinkerator garbage disposal. You'll find ample storage space in the floor-to-ceiling cabinets. New flushmount light fixtures, each with adjustable colour tones, give a modern flair. A laundry area with a sleek-looking full-sized, stacked washer and dryer completes the main floor. On the lower level, you will find two bedrooms, a four-piece bathroom with in-floor heating, furnace room, and storage area. New upgrades on this level include carpet, furnace, hot water tank, toilet, light fixtures, and door hardware. A security system is already installed with the option to transfer it into the new owner's name. With fresh paint throughout, the space is ready for your personal touch. A 2-car parking pad provides convenient off-street parking. This home is steps away from access to an extensive pathway system and a large dry pond area with a baseball diamond and excellent winter sledding hills. Nearby you'll find shopping, schools, all community services, and easy access to downtown via Memorial Drive, the Marlborough C-Train station, and bus rout...

Bedroom 9.92 Ft x 13.92 Ft
 Bedroom 10.33 Ft x 8.92 Ft
 4pc Bathroom Measurements not available

Eat in kitchen 8.67 Ft x 10.58 Ft
 Living room 10.42 Ft x 17.00 Ft

Listing Presented By:



Originally Listed by:
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RE/MAX
 RE/MAX REAL ESTATE
 (CENTRAL)

773 Glenmore rd , Calgary, British
 Columbia, V1V 3B9

Phone: (403) 850-6722
 ctimos@telus.net