



# 71 fonda Green Calgary Alberta

\$449,900

Looking for a spacious and affordable home in a great location? Fully renovated new kitchen New washrooms, new appliances upstairs, and used in the basement (full illegal suite) half duplex located in Fonda Green SE. The home features a total of 5 bedrooms and full 3-piece bathrooms, making it perfect for families or those who require extra space. The basement can be rented as a mortgage helper. As you step inside, you'll notice the open floor plan which creates a bright atmosphere. The living room is spacious and offers plenty of room and is connected to the kitchen and dining area providing ample space. The fully finished basement offers even more room making it perfect for a growing family with a large rec room or hobby space. Great location of the home as it is situated across from a green space and walkable to all amenities. Note RPR WILL NOT BE PROVIDED BY SELLER AS WE NEVER HAVE IT. FOR CLOSING TITLE INSURANCE WILL BE GIVEN BY THE SELLER TO CLOSE THE DEAL. (id:6769)

- Kitchen 12.58 Ft x 5.83 Ft
- Living room 10.58 Ft x 17.92 Ft
- Bedroom 13.17 Ft x 8.75 Ft
- Bedroom 10.58 Ft x 14.92 Ft
- 3pc Bathroom 6.92 Ft x 11.17 Ft
- Laundry room 4.17 Ft x 4.67 Ft
- Primary Bedroom 12.75 Ft x 10.50 Ft

- Bedroom 10.50 Ft x 8.92 Ft
- Bedroom 11.67 Ft x 8.33 Ft
- 3pc Bathroom 4.58 Ft x 8.92 Ft
- Kitchen 8.25 Ft x 15.08 Ft
- Dining room 7.92 Ft x 6.33 Ft
- Living room 14.92 Ft x 12.00 Ft
- Other 3.92 Ft x 9.83 Ft

Listing Presented By:



Originally Listed by:  
REAL BROKER



**RE/MAX REAL ESTATE  
(CENTRAL)**

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

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