



## 301 Fonda Way Calgary Alberta

\$419,900

SEPARATE ENTRANCE | VACANT | 2 BED, 1.5 BATHS | CORNER LOT | RENOVATED. This half duplex is located right beside the back alley providing back alley access allowing for potential to build a garage. The upper level features a MODERNIZED kitchen with STAINLESS STEEL appliances, custom white cabinetry, BRAND NEW countertops, as well as a 2-piece bathroom and a separate dining area overlooking the living room with VAULTED CEILINGS below. The lower levels provide extra living space with a generously sized bedroom, a renovated 4-piece bathroom, and a spacious unfinished basement with a SIDE ENTRANCE. Additional highlights include NEWER windows, EGRESS window in basement, a NEW roof (2023), a high-efficiency furnace, and a 50-gallon hot water tank. Conveniently located near schools, parks, shopping, public transit, and with easy access to major roadways. This will not last! (id:6769)

Dining room 9.50 Ft x 9.25 Ft

Kitchen 9.00 Ft x 16.83 Ft

2pc Bathroom Measurements not available

Bedroom 10.33 Ft x 14.25 Ft

4pc Bathroom Measurements not available

Primary Bedroom 10.00 Ft x 14.50 Ft

Living room 14.00 Ft x 19.92 Ft

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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