

72 Fonda Crescent Calgary Alberta

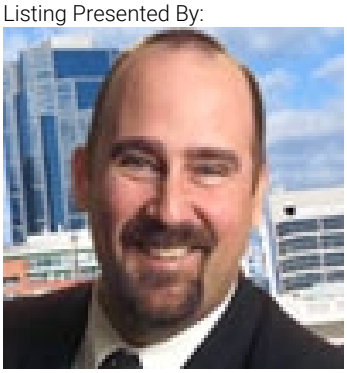
$420,000

FULLY RENOVATED | 5 BEDROOMS | 2 FULL BATHROOMS | FULLY FINISHED BASEMENT | EXCELLENT INCOME POTENTIAL!Welcome to 72 Fonda Crescent SE, a beautifully renovated half-duplex located in the established and convenient community of Forest Heights. Offering 5 bedrooms, 2 full bathrooms, and a thoughtfully designed layout, this move-in-ready property is an excellent opportunity for first-time homebuyers, growing families, and investors looking for additional income potential.Step inside to discover a refreshed living space with the appeal of a fully renovated home. The main level features a welcoming living area, a functional kitchen, three spacious bedrooms, and a full bathroom, providing a comfortable setting for everyday living.The fully finished basement adds exceptional versatility, featuring two additional bedrooms, a second kitchen, a family room, and a full bathroom. With its existing illegal basement suite, this property offers an attractive opportunity for buyers seeking potential rental income or additional living space for extended family, subject to applicable municipal requirements and approvals.LOCATION, LOCATION, LOCATION! Conveniently situated approximately 15 minutes from downtown Calgary, this property offers easy access to major roadways, including Memorial Drive and 36 Street SE. Enjoy being close to Marlborough Mall, shopping centres, grocery stores, restaurants, public transit, and Marlborough CTrain Station.Families will appreciate the excellent access to nearby educational facilities, including Father Lacombe High School, Keeler School, Ernest Morrow School, Forest Lawn High School, and Holy Family School. Nearby parks, playgrounds, and community amenities add to the convenience of this established neighbourhood.DON'T MISS OUT -- BOOK YOUR PRIVATE SHOWING TODAY! (id:6769)

4pc Bathroom 7.83 Ft x 9.50 Ft
Bedroom 13.33 Ft x 9.92 Ft
Bedroom 14.75 Ft x 12.58 Ft
Dining room 4.08 Ft x 5.42 Ft
Kitchen 8.00 Ft x 8.58 Ft
Living room 12.00 Ft x 13.58 Ft

4pc Bathroom 9.92 Ft x 4.92 Ft
Bedroom 9.50 Ft x 8.33 Ft
Bedroom 9.92 Ft x 11.17 Ft
Bedroom 12.83 Ft x 7.75 Ft
Kitchen 9.92 Ft x 9.83 Ft
Living room 13.17 Ft x 15.58 Ft

Listing Presented By:



Originally Listed by:
Prep Realty Inc.

RE/MAX Realty Professionals

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