



91 Fonda Green Calgary Alberta

\$450,000

Welcome to this warm and inviting home, perfectly situated on a quiet street facing peaceful greenspace in the established community of Forest Heights. With thoughtful updates, flexible living space, and a large pie-shaped lot, this property offers an incredible opportunity for growing families, first-time buyers, or multi-generational living. The main floor has been tastefully refreshed with newer flooring, fresh paint, and a beautifully updated kitchen that makes the heart of the home feel bright, modern, and welcoming. Large windows allow natural light to pour in, many of which have already been replaced for improved comfort and efficiency. With three bedrooms upstairs, there's plenty of room for a young family to settle in and grow. Downstairs, you'll find an illegal suite with three additional bedrooms, providing excellent flexibility for extended family, guests or a tenant. Step outside to enjoy the spacious pie-shaped backyard, fully fenced and perfect for kids, pets, summer gatherings, or simply relaxing outdoors. The generous lot also offers room to build a future garage (subject to City approval) while still leaving plenty of yard to enjoy. With a newer roof, high-efficiency furnace, and a location that offers quick access to International Avenue, Marlborough Mall, transit, and major routes, this home combines comfort, practicality, and opportunity in one great package. Whether you're buying your first home, making space for a growing family, or creating room for multiple generations under one roof, this is a property where new memories are ready to be made. Book your private showing today! (id:6769)

- 4pc Bathroom 7.75 Ft x 4.92 Ft
- Bedroom 10.83 Ft x 8.67 Ft
- Bedroom 10.67 Ft x 10.92 Ft
- Kitchen 10.67 Ft x 9.08 Ft
- Laundry room 6.92 Ft x 6.92 Ft
- Recreational, Games room 10.83 Ft x 16.08 Ft
- Furnace 8.25 Ft x 9.08 Ft
- Bedroom 10.67 Ft x 8.67 Ft

- 3pc Bathroom 10.75 Ft x 4.92 Ft
- Bedroom 12.25 Ft x 9.58 Ft
- Bedroom 9.00 Ft x 9.00 Ft
- Dining room 8.92 Ft x 8.08 Ft
- Kitchen 12.33 Ft x 7.25 Ft
- Living room 10.67 Ft x 18.67 Ft
- Primary Bedroom 10.75 Ft x 14.42 Ft

Listing Presented By:



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CIR Realty

<http://www.wesmorrow.ca/>

RE/MAX Realty Professionals

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