

301 Fonda Way SE
Calgary, Alberta

MLS # A2194286



\$454,900

Division:	Forest Heights		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	845 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks, Separate Entrance		

Inclusions: Referigerator, Washer/Dryer, Electric Stove

ILLEGAL BASEMENT SUITE | SEPARATE ENTRANCE | VACANT | 2 BED, STUDIO, 2.5 BATHS | CORNER LOT | RENOVATED | SEPERATE LAUNDRIES. Live up and RENT DOWN! 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 NEW 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, LAUNDRY, and another bedroom. This home also features spacious illegal basement suite with a SIDE ENTRANCE, NEW KITCHEN, NEW APPLIANCES and SEPARATE LAUNDRY. 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. For investors: POTENTIAL rent is \$2500!