

**64 Fonda Crescent SE**  
**Calgary, Alberta**

**MLS # A2202672**



**\$449,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Forest Heights                                    |               |                   |
| <b>Type:</b>     | Residential/Duplex                                |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bungalow                   |               |                   |
| <b>Size:</b>     | 924 sq.ft.  | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Driveway, Parking Pad                             |               |                   |
| <b>Lot Size:</b> | 0.09 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Pie Shaped Lot |               |                   |

**Heating:** Forced Air

**Floors:** Carpet

**Roof:** Asphalt Shingle

**Basement:** Separate/Exterior Entry, Finished, Full, Suite

**Exterior:** Aluminum Siding , Brick, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks, Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Semi-detached bungalow with legal basement suite. This home is in a great location on a large pie lot walking distance to park, playgrounds and schools. The main level unit is 924 sq.ft and features a large living room with large picture window with views out front, kitchen with eating area, 4 pc. bath, 1 kids room and a large master bedroom. Plenty of additional storage and closet space. As you head down stairs there is a shared laundry area which leads to a separate entrance and into the lower level suite which is also 924 sq.ft and features a family room, kitchen with eating area, 2 more bedrooms and another 4 pc bathroom. Some of the improvements to the home include roof, windows, hot water tank, kitchen upgrades, bathroom updates, flooring, interior doors, baseboards & casing and paint throughout. All this on a large pit lot, fenced & landscaped with a spacious deck and a front driveway with plenty of room for 2 vehicles. This home is move in ready!