

## 62 Fonda Crescent SE Calgary, Alberta

**MLS # A2259240**



# \$449,999

|                  |                                                       |               |                   |
|------------------|-------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Forest Heights                                        |               |                   |
| <b>Type:</b>     | Residential/Duplex                                    |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                       |               |                   |
| <b>Size:</b>     | 1,249 sq.ft.                                          | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 3                                                     | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Driveway, Parking Pad                                 |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                             |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Pie Shaped Lot, Private, Treed |               |                   |

|                    |                                                    |                   |      |
|--------------------|----------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile, Vinyl                      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                    | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                     | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                           | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Closet Organizers, No Smoking Home, Open Floorplan |                   |      |

**Inclusions:** N/A/

This well-cared-for semi-detached house, boasts over 1,600 sq ft of living space, with some fantastic updates, including new flooring, and a complete kitchen makeover. Inside, the main floor offers a spacious living area flooded with natural light from two large windows. Upstairs, you'll find the primary bedroom with a generous walk-in closet, complete with its own built-in vanity table and sink. Two more good sized bedrooms and a 5-piece bathroom round out the second level. The basement was recently finished in 2023, providing extra living space. Outside you will step to the enormous fenced backyard, featuring a large deck built around a 35-year-old apricot tree, garden boxes, a shed, an extra long driveway, and a separate fenced area at the front entrance. This property has undergone numerous updates, including a new hot water tank and a modern, high-efficiency furnace and AC unit in 2021. The roof, fascia, eavestroughs, and soffits were all replaced in 2016. New windows and exterior doors were installed in 2015, new interior doors in 2020, and a new deck in 2019. Conveniently situated just minutes away from schools, stores, roadways, and essential amenities, this home presents an exciting opportunity to call it your own.