

301 Fonda Way SE  
Calgary, Alberta

MLS # A2194286



**\$454,900**

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

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