

**311 Fonda Way SE
Calgary, Alberta**

MLS # A2242116



\$419,900

Division:	Forest Heights		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,057 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Front Drive, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Primary Downstairs		
Inclusions:	none		

Welcome to this inviting 3-bedroom, 1.5-bathroom home in Forest Heights. This immaculately clean duplex with NO condo fee offers a spacious and flexible layout across four levels, perfect for modern living. Step inside to a bright and airy main level featuring a vaulted living room adorned with a cozy wood-burning fireplace and abundant natural light. This level also includes a conveniently located bedroom. Up a half flight of stairs, you'll find the heart of the home: an updated kitchen with stainless steel appliances, updated cabinetry, and a breakfast bar. The adjacent dining area overlooks the living room, creating a seamless flow for family gatherings and entertaining. The lower level hosts a second bedroom and a well-appointed 4-piece bathroom, providing ample space for guests or family. The basement completes the home with a versatile rec/office area, a spacious master bedroom with a 2-piece ensuite, and a large utility/laundry room. Additionally, there's a massive crawl space for all your storage needs. Recent updates include Air Conditioning and fresh paint throughout, giving the entire home a bright and refreshed look. The backyard is a true highlight, featuring a lush lawn, a charming boardwalk leading to a sizable storage shed, and a concrete patio that doubles as potential RV parking with the addition of a gate on the front fence. The front yard is equally accommodating, with a parking pad that fits up to two vehicles. This Forest Heights gem combines comfort, functionality, and style in a convenient location. Don't miss the opportunity to make this your new home!