



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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1051 Fonda Court SE  
Calgary, Alberta

MLS # A2261546



\$335,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Pantry		

Inclusions: deep freeze / remaining belongings are for the buyer to remove or keep

Cul-de-Sac Duplex in Prime Family Location & 12 Minutes to Downtown! Located near Fonda Park and close to two elementary schools (including Father Lacombe High all are 4 minutes away, this two-storey duplex offers no condo fees and easy access to Marlborough Mall and multiple C-Train stations. Features: Upper Level: 3 bedrooms, 4-piece bathroom Main Floor: Bright living room, kitchen, 2-piece bathroom, newer back deck overlooking a large backyard Basement: Partially finished (20%), 3-piece bathroom, washer, dryer, deep freeze Parking: Side pad for off-street parking Sale Notes: Estate sale, conditional on probate Sold "as-is, where-is "(fair condition) Seller's belongings may remain; buyer responsible for removal Ideal For: First-time buyers looking to build equity Investors or renovators Families wanting schools, parks, transit, and shopping nearby