

\$479,800 - 93 Fonda Drive Se, Calgary

MLS® #A2199082

\$479,800

5 Bedroom, 2.00 Bathroom, 1,015 sqft
Single Family on 0 Acres

Forest Heights, Calgary, Alberta

-- Open House on March 8-9, 2025 from 3:00 pm to 5:00 pm -- AMAZING VALUE! and NO CONDO FEES!! Pride of ownership shines in this GORGEOUS BI-LEVEL SEMI

DETACHED HOME in the heart of Forest Heights, SE Calgary. With a total finished area of 1,901.6 square feet, this humble abode has PERFECT LOCATION designed for comfortable living, a versatile layout perfect for families or investors. The bright and airy upper level features a spacious living room with patio doors leading to a private balcony, perfect for relaxing with your morning coffee. The kitchen boasts granite countertops, stainless steel appliances, and ample cabinetry, flowing seamlessly into the dining area. Three generous bedrooms, a convenient main-level laundry, and a renovated full bathroom complete the space. The lower level offers 2 additional bedrooms, making it ideal for extended family or additional income: large kitchen area (ILLEGAL BASEMENT SUITE), spacious family room, a flex room, and a full bathroom. Outside, you'll love the private backyard with no neighbors behind offering a peaceful retreat for outdoor gatherings + front parking pad fits two vehicles, . Recent upgrades include refrigerator (2023) , washer (2022), double-paned windows (2019), roof shingles (2016)and hot water tank (2016). Nestled in a prime location, AMENITIES IN MINUTES: walking distance to schools, bus stops, and parks. Few minutes drive to Deerfoot and Stoney trail . Don't miss this



incredible opportunityâ€”BOOK YOUR
SHOWING TODAY!! (id:6289)

Built in 1978

Essential Information

| | |
|----------------|---------------|
| Listing # | A2199082 |
| Price | \$479,800 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Square Footage | 1,015 |
| Acres | 0.08 |
| Year Built | 1978 |
| Type | Single Family |
| Sub-Type | Duplex |
| Style | Bi-level |

Community Information

| | |
|-------------|-------------------|
| Address | 93 Fonda Drive Se |
| Subdivision | Forest Heights |
| City | Calgary |
| Province | Alberta |
| Postal Code | T2A6E4 |

Amenities

| | |
|----------------|--|
| Amenities | Park, Playground, Schools, Shopping |
| Features | See remarks, No neighbours behind, No Animal Home, No Smoking Home |
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|--------------|--|
| Appliances | Refrigerator, Stove, Microwave, Window Coverings, Washer & Dryer |
| Heating | Natural gas Forced air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Walk out, Suite |

Exterior

| | |
|-------------------|-----------------|
| Exterior | Stucco |
| Exterior Features | Fruit trees |
| Construction | Wood frame |
| Foundation | Poured Concrete |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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