

\$404,900 - 301 Fonda Way Se, Calgary

MLS® #A2220482

\$404,900

2 Bedroom, 3.00 Bathroom, 845 sqft

Residential on 0.07 Acres

Forest Heights, Calgary, Alberta

VAULTED CEILINGS | ILLEGAL BASEMENT SUITE | SEPARATE ENTRANCE | VACANT | NO CONDO FEE | CORNER LOT | RENOVATED | SEPARATE LAUNDRIES. Live up and RENT DOWN! NO CONDO FEES!

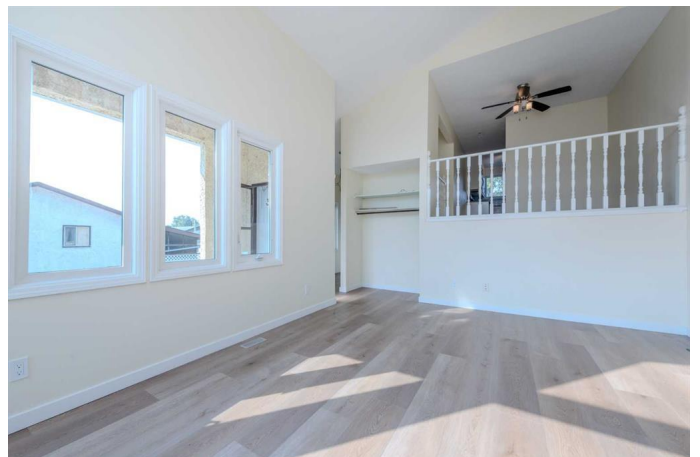
This half duplex is located right beside the back alley providing back alley access allowing for potential to build a garage. The upper level features a MODERNIZED kitchen with NEW STAINLESS STEEL appliances, custom white cabinetry, BRAND NEW countertops, as well as a 2-piece bathroom and a separate 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 shingles (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!

Built in 1977

Essential Information

MLS® #

A2220482



Price	\$404,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	845
Acres	0.07
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

Community Information

Address	301 Fonda Way Se
Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5W1

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Cleared, Corner Lot, Private

Roof	Asphalt, Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 12th, 2025
Days on Market	32
Zoning	R-CG

Listing Details

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.