

\$435,000 - 311 Fonda Way Se, Calgary

MLS® #A2242116

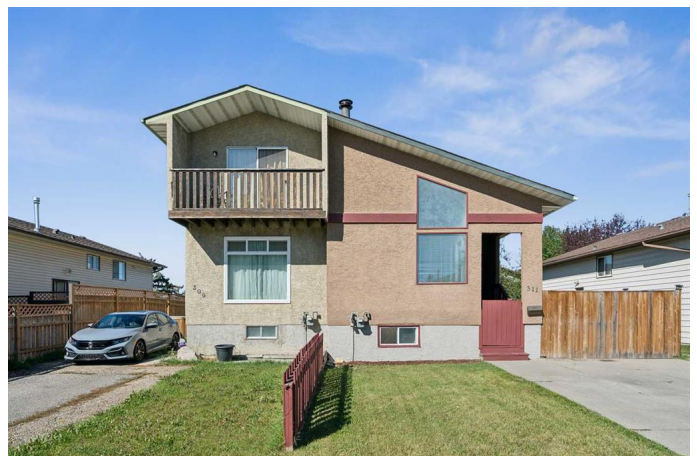
\$435,000

3 Bedroom, 2.00 Bathroom, 1,057 sqft

Residential on 0.08 Acres

Forest Heights, Calgary, Alberta

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!

Built in 1977

Essential Information

MLS® #	A2242116
Price	\$435,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,057
Acres	0.08
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

Community Information

Address	311 Fonda Way Se
Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5W1

Amenities

Parking Spaces	2
Parking	Front Drive, Parking Pad

Interior

Interior Features	Breakfast Bar, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Master Downstairs
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished, Crawl Space

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Level, Rectangular Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.