

\$449,900 - 301 Fonda Way Se, Calgary

MLS® #A2194286

\$449,900

2 Bedroom, 3.00 Bathroom, 845 sqft
Residential on 0.07 Acres

Forest Heights, Calgary, Alberta

ILLEGAL BASEMENT SUITE | SEPARATE ENTRANCE | VACANT | 2 BED, STUDIO, 2.5 BATHS | CORNER LOT | RENOVATED | SEPERATE LAUNDRIES. Live up and RENT DOWN! 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 (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® #	A2194286
Price	\$449,900



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	Side by Side, 4 Level Split
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, Alley Access

Interior

Interior Features	Pantry, See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 19th, 2025
Days on Market	43
Zoning	R-CG

Listing Details

Listing Office	URBAN-REALTY.ca
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