

# \$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	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	Alley Access, Off Street, Parking Pad

### **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	48
Zoning	R-CG

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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