

\$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

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|--------|-----------|
| 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 | 45 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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