

\$479,800 - 93 Fonda Drive Se, Calgary

MLS® #A2199082

\$479,800

5 Bedroom, 2.00 Bathroom, 1,015 sqft
Residential on 0.08 Acres

Forest Heights, Calgary, Alberta

-- Open House on March 8-9, 2025 from 3:00 pm to 5:00 pm -- AMAZING VALUE! and NO CONDO FEES!! Pride of ownership shines in this GORGEOUS BI-LEVEL SEMI

DETACHED HOME in the heart of Forest Heights, SE Calgary. With a total finished area of 1,901.6 square feet, this humble abode has PERFECT LOCATION designed for comfortable living, a versatile layout perfect for families or investors. The bright and airy upper level features a spacious living room with patio doors leading to a private balcony, perfect for relaxing with your morning coffee. The kitchen boasts granite countertops, stainless steel appliances, and ample cabinetry, flowing seamlessly into the dining area. Three generous bedrooms, a convenient main-level laundry, and a renovated full bathroom complete the space. The lower level offers 2 additional bedrooms, making it ideal for extended family or additional income: large kitchen area (ILLEGAL BASEMENT SUITE), spacious family room, a flex room, and a full bathroom. Outside, you'll love the private backyard with no neighbors behind offering a peaceful retreat for outdoor gatherings + front parking pad fits two vehicles, . Recent upgrades include refrigerator (2023) , washer (2022), double-paned windows (2019), roof shingles (2016)and hot water tank (2016). Nestled in a prime location, AMENITIES IN MINUTES: walking distance to schools, bus stops, and parks. Few minutes drive to Deerfoot and Stoney trail . Don't miss this



incredible opportunityâ€”BOOK YOUR
SHOWING TODAY!!

Built in 1978

Essential Information

MLS® #	A2199082
Price	\$479,800
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,015
Acres	0.08
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	93 Fonda Drive Se
Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6E4

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, See Remarks, Suite, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, No Neighbours Behind, Rectangular Lot, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2025
Days on Market	7
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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