

# \$404,900 - 301 Fonda Way Se, Calgary

MLS® #A2220482

**\$404,900**

2 Bedroom, 3.00 Bathroom, 845 sqft

Residential on 0.07 Acres

Forest Heights, Calgary, Alberta

VAULTED CEILINGS | ILLEGAL BASEMENT SUITE | SEPARATE ENTRANCE | VACANT | NO CONDO FEE | CORNER LOT | RENOVATED | SEPARATE LAUNDRIES. Live up and RENT DOWN! NO CONDO FEES!

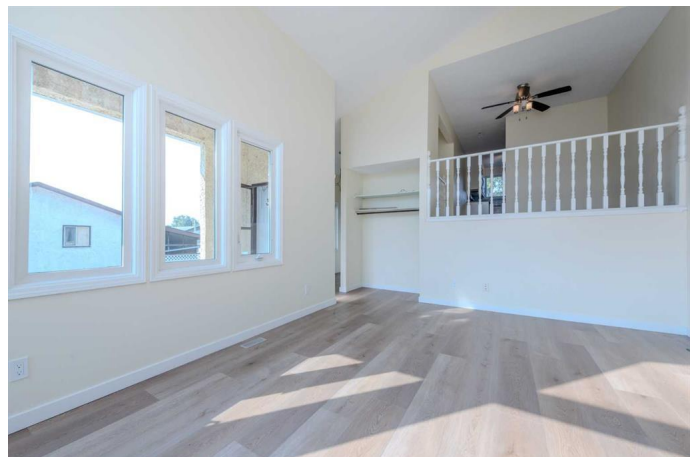
This half duplex is located right beside the back alley providing back alley access allowing for potential to build a garage. The upper level features a MODERNIZED kitchen with NEW STAINLESS STEEL appliances, custom white cabinetry, BRAND NEW countertops, as well as a 2-piece bathroom and a separate 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 shingles (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® #

A2220482



|                |                             |
|----------------|-----------------------------|
| Price          | \$404,900                   |
| 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        | Off Street, Parking Pad |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade      |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, Back Yard, City Lot, Cleared, Corner Lot, Private |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt, Asphalt Shingle |
| Construction | Stucco, Wood Frame       |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 35             |
| Zoning         | R-CG           |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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