

# \$430,000 - 93 Fonda Drive Se, Calgary

MLS® #A2208071

**\$430,000**

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

Forest Heights, Calgary, Alberta

**HUGE PRICE REDUCTION! AMAZING VALUE! and NO CONDO FEES!!** Pride of ownership shines in this **GORGEIOUS 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, youâ€™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 . This investment property was



previously rented at \$2,400/month plus utilities, make it your next passive income source and don't miss this incredible opportunityâ€”BOOK YOUR SHOWING TODAY!!

Built in 1978

### **Essential Information**

MLS® #	A2208071
Price	\$430,000
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, Suite, See Remarks

## Exterior

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

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	16
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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