

# \$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          | 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 | 43                  |
| Zoning         | R-CG                |

### **Listing Details**

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

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