

\$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 **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, 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	17
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.