

# \$459,000 - 93 Fonda Drive Se, Calgary

MLS® #A2208071

**\$459,000**

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

Forest Heights, Calgary, Alberta

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          | \$459,000              |
| 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 8

Zoning R-CG

## Listing Details

Listing Office CIR Realty

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