

93 Fonda Drive SE  
Calgary, Alberta

MLS # A2199082



**\$479,800**

<b>Division:</b>	Forest Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,015 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, See Remarks, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** None

-- Open House on March 8-9, 2025 from 3:00 pm to 5:00 pm -- 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, you'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. Don't miss this incredible opportunity--BOOK YOUR SHOWING TODAY!!