# **\$420,000 - 49a Fonda Green Se, Calgary**

MLS® #A2199208

# \$420,000

3 Bedroom, 2.00 Bathroom, 1,161 sqft Residential on 0.06 Acres

Forest Heights, Calgary, Alberta

Nestled in the community of Forest Heights, this charming 3 bedroom, 1.5 bathroom duplex offers both comfort and functionality. Situated on a quiet cul-de-sac, the home is perfect for a family or anyone seeking an investment property. The property boasts a spacious layout with a living room, dining room and a large kitchen on the main floor complemented by a large deck, ideal for outdoor entertaining or relaxing in the sun. The upper floor offers a spacious master bedroom plus two additional bedrooms, and a 4 piece full bathroom. This home features a detached workshop/garage, offering ample space for hobbies, storage, or additional parking. With its convenient location close to schools, parks, transit, and other amenities, this home makes a fantastic opportunity you won't want to miss.

Built in 1977

#### **Essential Information**

MLS® # A2199208 Price \$420,000

Bedrooms 3

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,161 Acres 0.06

Year Built 1977







Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 49a Fonda Green Se

Subdivision Forest Heights

City Calgary
County Calgary
Province Alberta
Postal Code T2Z 5S4

#### **Amenities**

Parking Spaces 2

Parking Driveway, Single Garage Detached

# of Garages 1

#### Interior

Interior Features See Remarks

Appliances Dryer, Range Hood, Refrigerator, Washer, Electric Oven

Heating Central, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Lighting, Private Yard

Lot Description Back Yard, Front Yard, Interior Lot, Rectangular Lot, Street Lighting,

Cul-De-Sac, Level

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 10th, 2025

Days on Market 206
Zoning R-CG

### **Listing Details**

## Listing Office Royal LePage METRO

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