

# \$365,000 - 105 Fonda Court Se, Calgary

MLS® #A2228791

**\$365,000**

2 Bedroom, 1.00 Bathroom, 985 sqft

Residential on 0.08 Acres

Forest Heights, Calgary, Alberta

This lovely bi-level half-duplex is located on a large corner lot in a quiet cul-de-sac in the family-oriented neighbourhood of Forest Heights. The upper level features an open-concept design and hardwood flooring. The living room is graced with a wood-burning fireplace for those cooler winter evenings. Large windows overlook the spacious west-facing front yard, where you'll enjoy the sight and scent of mature lilac bushes in the spring. The dining area opens onto a large 150 sq. ft. recently restained rear deck, with steps leading to the fully fenced backyard complete with a spacious 110 sq. ft. storage shed and a fire pit. Here, you can relax, entertain family and friends, and provide your pet with a safe place to roam. The kitchen features a refrigerator, dishwasher, stove with over-the-range microwave/vent, and an Insinkerator garbage disposal. You'll find ample storage space in the floor-to-ceiling cabinets. New flushmount light fixtures, each with adjustable colour tones, give a modern flair. A laundry area with a sleek-looking full-sized, stacked washer and dryer completes the main floor. On the lower level, you will find two bedrooms, a four-piece bathroom with in-floor heating, furnace room, and storage area. New upgrades on this level include carpet, furnace, hot water tank, toilet, light fixtures, and door hardware. A security system is already installed with the option to transfer it into the new owner's name. With fresh paint throughout, the space is ready for your



personal touch. A 2-car parking pad provides convenient off-street parking. This home is steps away from access to an extensive pathway system and a large dry pond area with a baseball diamond and excellent winter sledding hills. Nearby youâ€™ll find shopping, schools, all community services, and easy access to downtown via Memorial Drive, the Marlborough C-Train station, and bus routes.

Built in 1978

**Essential Information**

MLS® #	A2228791
Price	\$365,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	985
Acres	0.08
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey Split, Side by Side
Status	Active

**Community Information**

Address	105 Fonda Court Se
Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A6B5

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Laminate Counters, No Smoking Home, Open Floorplan
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Appliances	Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	See Remarks, Stucco, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 9th, 2025
Days on Market	76
Zoning	R-CG

## Listing Details

Listing Office	ComFree
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