

# \$425,000 - 49a Fonda Green Se, Calgary

MLS® #A2199208

## \$425,000

3 Bedroom, 2.00 Bathroom, 1,161 sqft

Residential on 0.06 Acres

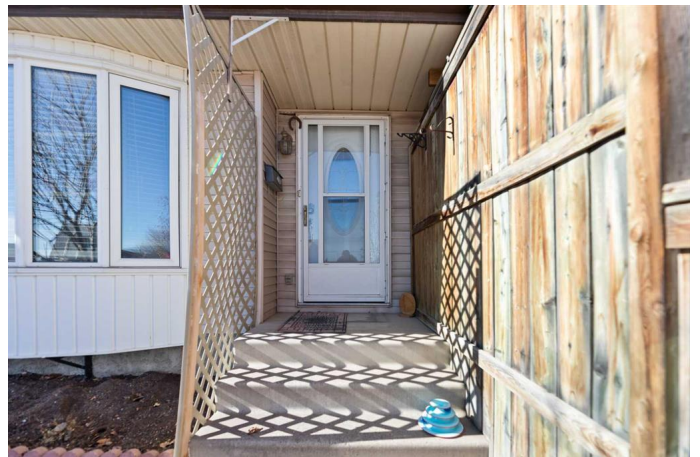
Forest Heights, Calgary, Alberta

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	\$425,000
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, Cul-De-Sac, Front Yard, Interior Lot, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	96
Zoning	R-CG

### Listing Details

Listing Office

Royal LePage METRO

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.