

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

MLS® #A2199208

## \$425,000

3 Bedroom, 2.00 Bathroom, 1,161 sqft

Residential on 0.06 Acres

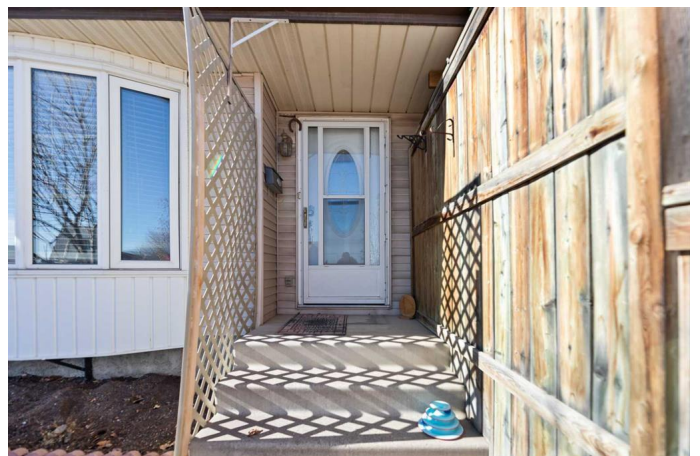
Forest Heights, Calgary, Alberta

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	Natural Gas, Central
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Front Yard, Level, Rectangular Lot, Street Lighting, Cul-De-Sac, Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	114
Zoning	R-CG

### Listing Details

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