

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

MLS® #A2199208

## \$425,000

3 Bedroom, 2.00 Bathroom, 1,161 sqft

Residential on 0.06 Acres

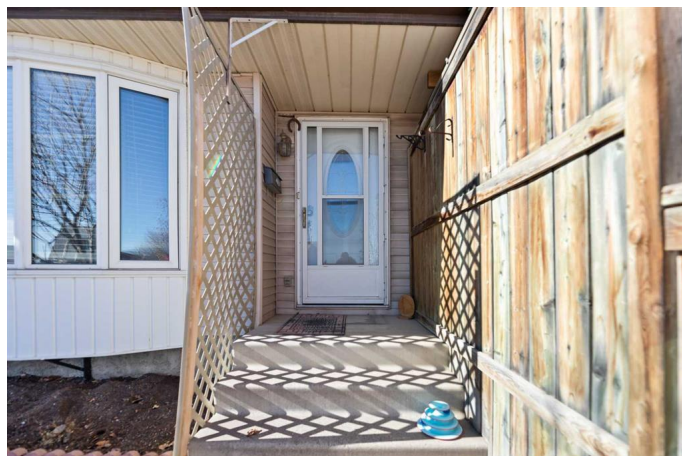
Forest Heights, Calgary, Alberta

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        | Refrigerator, Dryer, Electric Oven, Range Hood, Washer |
| Heating           | Natural Gas, Central                                   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                                       |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 122              |
| Zoning         | R-CG             |

### Listing Details

Listing Office

Royal LePage METRO

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