

\$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	Side by Side, 2 Storey Split
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	Stucco, Wood Siding, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	June 9th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	ComFree
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