

# \$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 |
|-------------------|--|

|                 |   |
|-----------------|---|
| 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 | 55             |
| Zoning         | R-CG           |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | ComFree |
|----------------|---------|

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