

# \$419,900 - 311 Fonda Way Se, Calgary

MLS® #A2242116

**\$419,900**

3 Bedroom, 2.00 Bathroom, 1,057 sqft

Residential on 0.08 Acres

Forest Heights, Calgary, Alberta

Welcome to this inviting 3-bedroom, 1.5-bathroom home in Forest Heights. This immaculately clean duplex with NO condo fee offers a spacious and flexible layout across four levels, perfect for modern living. Step inside to a bright and airy main level featuring a vaulted living room adorned with a cozy wood-burning fireplace and abundant natural light. This level also includes a conveniently located bedroom. Up a half flight of stairs, you'll find the heart of the home: an updated kitchen with stainless steel appliances, updated cabinetry, and a breakfast bar. The adjacent dining area overlooks the living room, creating a seamless flow for family gatherings and entertaining. The lower level hosts a second bedroom and a well-appointed 4-piece bathroom, providing ample space for guests or family. The basement completes the home with a versatile rec/office area, a spacious master bedroom with a 2-piece ensuite, and a large utility/laundry room. Additionally, there's a massive crawl space for all your storage needs. Recent updates include Air Conditioning and fresh paint throughout, giving the entire home a bright and refreshed look. The backyard is a true highlight, featuring a lush lawn, a charming boardwalk leading to a sizable storage shed, and a concrete patio that doubles as potential RV parking with the addition of a gate on the front fence. The front yard is equally accommodating, with a parking pad that fits up to two vehicles. This Forest Heights gem combines comfort, functionality,



and style in a convenient location. Don't miss the opportunity to make this your new home!

Built in 1977

**Essential Information**

|                |                             |
|----------------|-----------------------------|
| MLS® #         | A2242116                    |
| Price          | \$419,900                   |
| Bedrooms       | 3                           |
| Bathrooms      | 2.00                        |
| Full Baths     | 1                           |
| Half Baths     | 1                           |
| Square Footage | 1,057                       |
| Acres          | 0.08                        |
| Year Built     | 1977                        |
| Type           | Residential                 |
| Sub-Type       | Semi Detached               |
| Style          | 4 Level Split, Side by Side |
| Status         | Active                      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 311 Fonda Way Se |
| Subdivision | Forest Heights   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2A 5W1          |

**Amenities**

|                |                          |
|----------------|--------------------------|
| Parking Spaces | 2                        |
| Parking        | Front Drive, Parking Pad |

**Interior**

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Master Downstairs     |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                                 |

|                 |                                          |
|-----------------|------------------------------------------|
| Cooling         | Central Air                              |
| Fireplace       | Yes                                      |
| # of Fireplaces | 1                                        |
| Fireplaces      | Wood Burning                             |
| Has Basement    | Yes                                      |
| Basement        | Partial, Partially Finished, Crawl Space |

## Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Private Yard                                                      |
| Lot Description   | Back Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Wood Frame                                                        |
| Foundation        | Poured Concrete                                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 30              |
| Zoning         | R-CG            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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