

\$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 | No Smoking Home, Open Floorplan, Laminate Counters |
|-------------------|--|

| | |
|-----------------|---|
| 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 | 11 |
| Zoning | R-CG |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.