



**51A Fonda Green SE  
Calgary, Alberta**

**MLS # A2277840**



**\$374,900**

**Division:** Forest Heights

**Type:** Residential/Duplex

**Style:** 2 Storey, Attached-Side by Side

**Size:** 1,110 sq.ft. **Age:** 1977 (49 yrs old)

**Beds:** 5 **Baths:** 2 full / 1 half

**Garage:** Asphalt, Driveway, Parking Pad

**Lot Size:** 0.08 Acre

**Lot Feat:** Back Yard

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Animal Home, No Smoking Home

**Inclusions:** None

Looking for a house with great location and low affordability, Welcome to this freshly painted semi-detached home in the established community of Forest Heights, offering a functional layout with excellent use of space. The main floor features a bright living room, dedicated dining area, and a well-sized kitchen that flows comfortably for everyday living. Large windows bring in natural light, enhancing the clean white finishes and warm flooring throughout. Upstairs, there are three bedrooms, including a generous primary bedroom along with two additional bedrooms ideal for new and growing families! A full four-piece bathroom completes the upper level. The finished basement adds valuable flexibility again with two additional bedrooms and a four-piece bathroom. This level is well suited for guests, extended family, or future rental potential. Laundry and mechanical areas are thoughtfully separated to maintain usable living space. Great locations! Close to schools, C-trains and buses, shopping, groceries, parks, and major routes, this home is move in ready and full of potential. Schedule your viewing today!