



**91 Fonda Green SE
Calgary, Alberta**

MLS # A2291106



\$450,000

Division:	Forest Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,018 sq.ft.	Age:	1977 (49 yrs old)
Beds:	6	Baths:	2
Garage:	Front Drive, Gravel Driveway, Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Pie Shaped Lot, Street Lighting		

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:	Ceiling Fan(s), Laminate Counters, Separate Entrance, Vinyl Windows		

Inclusions: Extra stove, refrigerator, washer & dryer in the basement suite.

Welcome to this warm and inviting home, perfectly situated on a quiet street facing peaceful greenspace in the established community of Forest Heights. With thoughtful updates, flexible living space, and a large pie-shaped lot, this property offers an incredible opportunity for growing families, first-time buyers, or multi-generational living. The main floor has been tastefully refreshed with newer flooring, fresh paint, and a beautifully updated kitchen that makes the heart of the home feel bright, modern, and welcoming. Large windows allow natural light to pour in, many of which have already been replaced for improved comfort and efficiency. With three bedrooms upstairs, there's plenty of room for a young family to settle in and grow. Downstairs, you'll find an illegal suite with three additional bedrooms, providing excellent flexibility for extended family, guests or a tenant. Step outside to enjoy the spacious pie-shaped backyard, fully fenced and perfect for kids, pets, summer gatherings, or simply relaxing outdoors. The generous lot also offers room to build a future garage (subject to City approval) while still leaving plenty of yard to enjoy. With a newer roof, high-efficiency furnace, and a location that offers quick access to International Avenue, Marlborough Mall, transit, and major routes, this home combines comfort, practicality, and opportunity in one great package. Whether you're buying your first home, making space for a growing family, or creating room for multiple generations under one roof, this is a property where new memories are ready to be made. Book your private showing today!