



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

93 Fonda Drive SE
Calgary, Alberta

MLS # A2208071



\$430,000

Division:	Forest Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,015 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: None

HUGE PRICE REDUCTION! AMAZING VALUE! and NO CONDO FEES!! Pride of ownership shines in this **GORGEOUS BI-LEVEL SEMI DETACHED HOME** in the heart of Forest Heights, SE Calgary. With a total finished area of 1,901.6 square feet, this humble abode has **PERFECT LOCATION** designed for comfortable living, a versatile layout perfect for families or investors. The bright and airy upper level features a spacious living room with patio doors leading to a private balcony, perfect for relaxing with your morning coffee. The kitchen boasts granite countertops, stainless steel appliances, and ample cabinetry, flowing seamlessly into the dining area. Three generous bedrooms, a convenient main-level laundry, and a renovated full bathroom complete the space. The lower level offers 2 additional bedrooms, making it ideal for extended family or additional income: large kitchen area (**ILLEGAL BASEMENT SUITE**), spacious family room, a flex room, and a full bathroom. Outside, you'll love the private backyard with no neighbors behind offering a peaceful retreat for outdoor gatherings + front parking pad fits two vehicles. Recent upgrades include refrigerator (2023), washer (2022), double-paned windows (2019), roof shingles (2016) and hot water tank (2016). Nestled in a prime location, **AMENITIES IN MINUTES:** walking distance to schools, bus stops, and parks. Few minutes drive to Deerfoot and Stoney trail. This investment property was previously rented at \$2,400/month plus utilities, make it your next passive income source and don't miss this incredible opportunity—**BOOK YOUR SHOWING TODAY!!**