

\$420,000 - 10 Fonda Hill Se, Calgary

MLS® #A2116403

\$420,000

4 Bedroom, 2.00 Bathroom, 946 sqft

Residential on 0.09 Acres

Forest Heights, Calgary, Alberta

Attention investors! Here's your chance to secure a prime revenue property with exceptional potential: Half duplex with LEGAL BASEMENT SUITE and a total of 4 bedrooms in quiet location. Updated from top to bottom in 2010, including roof and furnace. The main floor features hardwood flooring, 2 spacious bedrooms, a cozy living room adorned with a wood-burning fireplace, a dining area with sliders to the wide front balcony, and a private laundry room. The basement suite was legalized in 2023, and presents an equally inviting space, comprising 2 bedrooms, a well-equipped kitchen, a comfortable living area, and a dining space, complemented by a separate laundry area. Parking is a breeze with 2 outdoor spaces, while the proximity to a nearby park with a playground adds to the appeal of the location. Currently generating a combined rental income of \$2500.00 per month, with leases expiring end of June and end of October 2024, the tenants express a desire to continue renting. Tenants pay all utilities (60/40). This rare investment gem offers peace of mind, with its fully legal secondary suite, allowing for flexible living arrangements or rental opportunities. Convenience is key: just steps away from a park with playground, just minutes to amenities like Marlborough Mall, public transit including busses & the C-train, many schools, swimming pools/fitness centers, parks and grocery stores, main routes, a short commute to Downtown or the airport enhance the



property's desirability. Seize the opportunity to make this property your own, whether as a cherished home or a valuable addition to your investment portfolio.

Built in 1978

Essential Information

MLS® #	A2116403
Price	\$420,000
Sold Price	\$415,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	946
Acres	0.09
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	10 Fonda Hill Se
Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6G7

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Laminate Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Washer
Heating	Forced Air, Natural Gas
Cooling	Wall/Window Unit(s)

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Raised Hearth, Stone, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2024
Date Sold	March 25th, 2024
Days on Market	5
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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