

\$429,900 - 3859 Fonda Way Se, Calgary

MLS® #A2130817

\$429,900

4 Bedroom, 2.00 Bathroom, 951 sqft

Residential on 0.09 Acres

Forest Heights, Calgary, Alberta

This Bilevel is an excellent starter or investment opportunity. Located on a corner lot, across from an open park/ baseball field, this 1/2 duplex's surroundings are open without the typical congestion of attached properties. Its fully developed interior features an inviting front entrance, accentuated with nice wood and wrought iron railings, a kitchen with space for a table, and a large east-exposed front living room that lets in, loads of light. A focal point in this room is one, of two, large stone faced wood burning fireplaces. The main floor also has 3 bedrooms and a full bathroom. The lower level is fully developed, with a recreation/family room that's walls are finished in nice panel accents. With some decorative white paint, they would look fabulous and the area would come to life! This living space features the second stone-faced, wood-burning fireplace, and includes a dry bar. This level also has a 4th bedroom (window most likely not egress), a den, utility, and laundry area. A unique feature of this basement is its 3 piece bathroom. In most basements, you find 3 piece bathrooms with small stand-up showers, not in this one though! This 3 piece, sports a large jetted soaker tub, with loads of tile. With a little creative insight, and some calming scented candles this could be a fabulous little retreat area. This is a terrific, affordable opportunity to purchase a property without condo fees and with room for future upgrades. Please note, that there is a 2nd fridge and



freezer in the basement that will be staying along with the metal shed that is in the backyard. The fridge that is located in the bar area does not work and was only ever used by the previous owner for storage. Close to public transportation and some of the City's major traffic routes, the space and features this home offers, at this price point, without condo fees, is an excellent opportunity for someone to get into Calgary's fast-paced residential market.

Built in 1977

Essential Information

MLS® #	A2130817
Price	\$429,900
Sold Price	\$427,400
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	951
Acres	0.09
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	3859 Fonda Way Se
Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5W2

Amenities

Utilities	Cable Available
Parking	None, On Street

Interior

Interior Features	Bar, Central Vacuum, Jetted Tub, Laminate Counters, No Animal Home, Storage
Appliances	Dryer, Electric Stove, Freezer, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Recreation Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, City Lot
Roof	Asphalt Shingle
Construction	Brick, Mixed, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 18th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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