

# \$435,000 - 311 Fonda Way Se, Calgary

MLS® #A2242116

**\$435,000**

3 Bedroom, 2.00 Bathroom, 1,057 sqft

Residential on 0.08 Acres

Forest Heights, Calgary, Alberta

Welcome to this inviting 3-bedroom, 1.5-bathroom home in Forest Heights. This immaculately clean duplex with NO condo fee offers a spacious and flexible layout across four levels, perfect for modern living. Step inside to a bright and airy main level featuring a vaulted living room adorned with a cozy wood-burning fireplace and abundant natural light. This level also includes a conveniently located bedroom. Up a half flight of stairs, you'll find the heart of the home: an updated kitchen with stainless steel appliances, updated cabinetry, and a breakfast bar. The adjacent dining area overlooks the living room, creating a seamless flow for family gatherings and entertaining. The lower level hosts a second bedroom and a well-appointed 4-piece bathroom, providing ample space for guests or family. The basement completes the home with a versatile rec/office area, a spacious master bedroom with a 2-piece ensuite, and a large utility/laundry room. Additionally, there's a massive crawl space for all your storage needs. Recent updates include Air Conditioning and fresh paint throughout, giving the entire home a bright and refreshed look. The backyard is a true highlight, featuring a lush lawn, a charming boardwalk leading to a sizable storage shed, and a concrete patio that doubles as potential RV parking with the addition of a gate on the front fence. The front yard is equally accommodating, with a parking pad that fits up to two vehicles. This Forest Heights gem combines comfort, functionality,



and style in a convenient location. Don't miss the opportunity to make this your new home!

Built in 1977

**Essential Information**

|                |                             |
|----------------|-----------------------------|
| MLS® #         | A2242116                    |
| Price          | \$435,000                   |
| Bedrooms       | 3                           |
| Bathrooms      | 2.00                        |
| Full Baths     | 1                           |
| Half Baths     | 1                           |
| Square Footage | 1,057                       |
| Acres          | 0.08                        |
| Year Built     | 1977                        |
| Type           | Residential                 |
| Sub-Type       | Semi Detached               |
| Style          | 4 Level Split, Side by Side |
| Status         | Active                      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 311 Fonda Way Se |
| Subdivision | Forest Heights   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2A 5W1          |

**Amenities**

|                |                          |
|----------------|--------------------------|
| Parking Spaces | 2                        |
| Parking        | Front Drive, Parking Pad |

**Interior**

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Master Downstairs     |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                                 |

|                 |                                          |
|-----------------|------------------------------------------|
| Cooling         | Central Air                              |
| Fireplace       | Yes                                      |
| # of Fireplaces | 1                                        |
| Fireplaces      | Wood Burning                             |
| Has Basement    | Yes                                      |
| Basement        | Partial, Partially Finished, Crawl Space |

## Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Private Yard                                                      |
| Lot Description   | Back Yard, Landscaped, Lawn, Level, Rectangular Lot, Interior Lot |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Wood Frame                                                        |
| Foundation        | Poured Concrete                                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 10              |
| Zoning         | R-CG            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.