

# \$449,999 - 62 Fonda Crescent Se, Calgary

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MLS® #A2259240

**\$449,999**

3 Bedroom, 2.00 Bathroom, 1,249 sqft

Residential on 0.14 Acres

Forest Heights, Calgary, Alberta

This well-cared-for semi-detached house, boasts over 1,600 sq ft of living space, with some fantastic updates, including new flooring, and a complete kitchen makeover. Inside, the main floor offers a spacious living area flooded with natural light from two large windows. Upstairs, you'll find the primary bedroom with a generous walk-in closet, complete with its own built-in vanity table and sink. Two more good sized bedrooms and a 5-piece bathroom round out the second level. The basement was recently finished in 2023, providing extra living space. Outside you will step to the enormous fenced backyard, featuring a large deck built around a 35-year-old apricot tree, garden boxes, a shed, an extra long driveway, and a separate fenced area at the front entrance. This property has undergone numerous updates, including a new hot water tank and a modern, high-efficiency furnace and AC unit in 2021. The roof, fascia, eavestroughs, and soffits were all replaced in 2016. New windows and exterior doors were installed in 2015, new interior doors in 2020, and a new deck in 2019. Conveniently situated just minutes away from schools, stores, roadways, and essential amenities, this home presents an exciting opportunity to call it your own.

Built in 1977

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2259240               |
| Price          | \$449,999              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,249                  |
| Acres          | 0.14                   |
| Year Built     | 1977                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 62 Fonda Crescent Se |
| Subdivision | Forest Heights       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2A 5S6              |

### Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 3                     |
| Parking        | Driveway, Parking Pad |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home, Open Floorplan                                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Oven, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                           |
| Cooling           | Central Air                                                                                          |
| Has Basement      | Yes                                                                                                  |
| Basement          | Finished, Full                                                                                       |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                 |
| Lot Description   | Back Yard, Cul-De-Sac, Pie Shaped Lot, Private, Treed |
| Roof              | Asphalt Shingle                                       |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 25                   |
| Zoning         | R-CG                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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