196 Fonda Drive SE

Calgary | Active | MLS® A2320858

$424,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1986**	**976.5 sq. ft.**

Your next move starts with a conversation.

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Listed by Grand Realty

A closer look

** 3-PLEX RENTAL ** Rare investment opportunity, this property has 3 SELF-CONTAINED UNITS (main floor 3 bedroom suite plus 2 illegal studio suites in basement) total of 3 kitchen, 3 full bathrooms, 2 laundry areas (main floor suite has in-unit laundry and other 2 share common area with laundry area) and 3 NEW GRAVEL PARKING PADS front driveway that can park 3 cars on the property (tandem on left side, and 1 on the right side). Upgrades include LUXURY SHOWER PANEL SYSTEM AT ALL BATHTUBS, newer vinyl plank flooring throughout, STONE COUNTER-TOPS, and new paint. Perfect for an owner family to live upstairs since it has 3 bedrooms with a spacious kitchen, dining room, and living room with a balcony overlooking the front yard. Exceptional rentals for the 2 studio lower units (illegal) that's great for young couples or individual students and workers, fetching up to $700-850 per unit. Note each unit has bright large windows because the structure is a BI-LEVEL with common entrance front door and then each unit door respectively. Don't miss out on this rare LIVE UP/ RENT DOWN smart investment. Appliances include 3 stoves, 3 fridges, 2 washers and 2 dryers, and 3 hood fans. QUIET STREET, located close to all levels of schools, public transportation, and shopping, this is an AMAZING PROPERTY!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2320858
Bedrooms	3
Bathrooms	3
Year Built	1986
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	2
Home Style:	Attached-Side by Side, Bi-Level
Total Living Area:	976.5 sq. ft.
Main Level Finished Area:	976.5 sq. ft.

Below Grade Finished Area:	878.5 sq. ft.
Lot Area:	3,390 sq. ft.
Lot Frontage:	30'10"
Front Exposure:	North
Entry Level:	1
Levels:	Bi-Level
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1986 (Age: 40)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	0
Plan:	0210882
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Tile, Vinyl Plank
Cooling:	None

Fireplaces:	0
Garage:	No
Parking:	Aggregate, Front Drive, Outside, Parking Pad, Side By Side, Tandem
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement, Main Level, See Remarks
City Quadrant:	Southeast
Community:	Forest Heights
Appliances:	Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked
Inclusions:	n/a
Restrictions:	Utility Right Of Way
Main Floor	Living Room · 15'2" × 11'11" ·
Main Floor	Dining Room · 10'6" × 10'4" ·
Main Floor	Bedroom · 9'7" × 9' ·
Main Floor	Bedroom · 12'6" × 9' ·
Main Floor	Bedroom - Primary · 11'2" × 10' ·
Main Floor	Kitchen · 10'6" × 9' ·
Basement	Kitchen With Eating Area · 12' × 10'10" ·
Basement	Living/Dining Room Combination · 18'1" × 15'1" ·
Basement	Kitchen With Eating Area · 12' × 9'3" ·
Basement	Living/Dining Room Combination · 13' × 12' ·
Basement	Laundry · 8'11" × 5'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights
Interior Features:	Granite Counters
Exterior Features:	Balcony, Private Entrance, Private Yard

Patio And Porch Features:	See Remarks
Lot Features:	Back Yard, City Lot, Dog Run Fenced In, Front Yard, Low Maintenance Landscape, No Back Lane, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-CG
Listed Date:	Jun 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/196-fonda-drive-se-calgary-a2320858/

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