72 Fonda Crescent SE

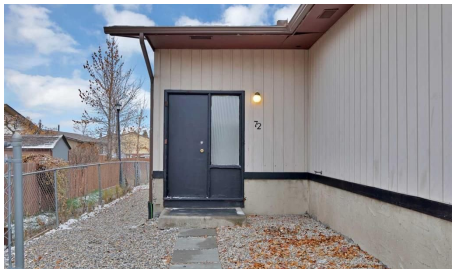
Calgary | Active | MLS® A2352545

$420,000









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1977**	**946 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Prep Realty Inc.

A closer look

FULLY RENOVATED | 5 BEDROOMS | 2 FULL BATHROOMS | FULLY FINISHED BASEMENT | EXCELLENT INCOME POTENTIAL!

Welcome to 72 Fonda Crescent SE, a beautifully renovated half-duplex located in the established and convenient community of Forest Heights. Offering 5 bedrooms, 2 full bathrooms, and a thoughtfully designed layout, this move-in-ready property is an excellent opportunity for first-time homebuyers, growing families, and investors looking for additional income potential.

Step inside to discover a refreshed living space with the appeal of a fully renovated home. The main level features a welcoming living area, a functional kitchen, three spacious bedrooms, and a full bathroom, providing a comfortable setting for everyday living.

The fully finished basement adds exceptional versatility, featuring two additional bedrooms, a second kitchen, a family room, and a full bathroom. With its existing illegal basement suite, this property offers an attractive opportunity for buyers seeking potential rental income or additional living space for extended family, subject to applicable municipal requirements and approvals.

LOCATION, LOCATION, LOCATION! Conveniently situated approximately 15 minutes from downtown Calgary, this property offers easy access to major roadways, including Memorial Drive and 36 Street SE. Enjoy being close to Marlborough Mall, shopping centres, grocery stores, restaurants, public transit, and Marlborough CTrain Station.

Families will appreciate the excellent access to nearby educational facilities, including Father Lacombe High School, Keeler School, Ernest Morrow School, Forest Lawn High School, and Holy Family School. Nearby parks, playgrounds, and community amenities add to the convenience of this established neighbourhood.

DON'T MISS OUT - BOOK YOUR PRIVATE SHOWING TODAY!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352545
Bedrooms	5
Bathrooms	2
Year Built	1977
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:	1
Home Style:	Attached-Side by Side, Bi-Level
Total Living Area:	946 sq. ft.
Lot Area:	3,853 sq. ft.
Lot Frontage:	35' 1/8 "
Front Exposure:	West
Entry Level:	1
Levels:	Bi-Level
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1977 (Age: 49)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7710720
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Main Level
City Quadrant:	Southeast
Community:	Forest Heights
Appliances:	Dishwasher, Dryer, Range, Refrigerator
Inclusions:	AC
Restrictions:	See Remarks
Main Floor	Bedroom · 9'6" × 8'4" ·
Main Floor	Bedroom · 11'2" × 9'11" ·
Main Floor	Bedroom · 12'10" × 7'9" ·
Main Floor	Kitchen · 9'11" × 9'10" ·
Main Floor	Living Room · 15'7" × 13'2" ·
Basement	Bedroom · 13'4" × 9'11" ·
Basement	Bedroom · 14'9" × 12'7" ·
Basement	Dining Room · 5'5" × 4'1" ·

Basement	Kitchen · 8'7" × 8' ·
Basement	Living Room · 13'7" × 12' ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby
Interior Features:	See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-C2
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/72-fonda-crescent-se-calgary-a2352545/

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Prepared November 27, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.