

# \$285,000 - 61, 3705 Fonda Way Se, Calgary

MLS® #A2166079

**\$285,000**

3 Bedroom, 1.00 Bathroom, 1,235 sqft  
Residential on 0.00 Acres

Forest Heights, Calgary, Alberta

This spacious townhome features select updates and an amazing location just steps to TRAIN, Bus and all amenities, making this an amazing find for first-time buyers or rental investors. **\*\*\*UPGRADES\*\*\*** include Windows 2011, Complex Shingles 2022, Refrigerator (Sept 2024), Hood Fan (2022), Washer/ Dryer (Aug 2024), 50 Gallon Hot Water Tank (2024), Furnace (2019).

**\*\*\*MAIN FLOOR\*\*\*** Inside, a large living and dining room enjoys plenty of light through East-facing sliding glass doors, and attractive laminate plank floors add to the welcoming aesthetic. A covered balcony is great for year-round grilling, with lovely views of the Eastern skies. In the kitchen, plentiful cabinetry and counter space are highlights, while updated backsplashes and stainless appliances are stylish modern touches. The fridge and hood fan are both newer. A bedroom on this level has hardwood floors and has the option of a home office or hobby room, and this unit also includes in-suite laundry with a brand-new washer and dryer in the utility room, which also includes a new hot water tank and a newer furnace. A rough-in for a central vac makes additional upgrades a breeze. **\*\*\*UPPER FLOOR\*\*\*** Upstairs, both bedrooms offer big closets. This level also holds the 4 Pc bathroom and a linen closet. A large storage area here gives this home impressive functionality that will appeal to organization enthusiasts. This home has had numerous upgrades over the years, including



the windows, and it also received a new roof just two years ago. \*\*\*THE AREA\*\*\* The Forest Grove complex is exceedingly well-located, with Marlborough Mall just across Memorial Drive, where both bus and C-train stops make a walkable lifestyle easy. The area also boasts an array of excellent restaurants, including hidden gems like Tacos Mexico right next to the complex. Parks, playgrounds, daycares, and schools are also within walking distance, making this one of the most convenient communities to live in. Car commuters will love the short drive to downtown along Memorial Drive, while nearby Highway 1 and Deerfoot Trail connect this neighbourhood to the rest of the city easily. You can also hop onto Stoney Trail to get out of town via the airport or skip the traffic on the way out west into the mountains. See this one today! (ASK ME ABOUT RENT-TO-OWN; only for those without Mortgage)

Built in 1978

### **Essential Information**

MLS® #	A2166079
Price	\$285,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,235
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	61, 3705 Fonda Way Se
Subdivision	Forest Heights

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6G9

### **Amenities**

Amenities	Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	No Smoking Home, Ceiling Fan(s), No Animal Home
Appliances	Window Coverings, Electric Oven, Refrigerator, Range Hood
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 22nd, 2024
Days on Market	124
Zoning	M-C1 d75

### **Listing Details**

Listing Office	Greater Calgary Real Estate
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