$279,000 - 61, 3705 Fonda Way Se, Calgary

MLS® #A2207801

$279,000

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 NEAR 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® #	A2207801
Price	$279,000
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	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Electric Oven, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

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

Additional Information

Date Listed	April 17th, 2025
Days on Market	3
Zoning	M-C1

Listing Details

Listing Office	Greater Calgary Real Estate