



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5, 3705 Fonda Way SE
Calgary, Alberta

MLS # A2240635



\$272,500

Division:	Forest Heights		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	913 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 363
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions:	N/A
-------------	-----

Step into comfort and style in this sun-filled south-facing townhouse, perfectly designed for modern living. Featuring laminate flooring and new light fixtures throughout, this home offers a warm and inviting atmosphere. Relax in the bright living room with a cozy fireplace and access to your own private, fenced, south-facing yard through sliding glass doors—ideal for outdoor dining, gardening, or soaking up the sun. The kitchen is a chef’s delight, complete with ample cabinetry, sleek stainless steel appliances, and new pot lights that add a fresh, modern touch. You’ll find two spacious bedrooms and a renovated 4-piece bathroom. Convenience is key with in-suite laundry and additional storage, plus a full crawl space basement for all your storage needs. Located just steps from the LRT and Marlborough Mall, this home offers unbeatable convenience in a family-friendly complex.