



**GRASSROOTS**  
REALTY GROUP

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55, 3705 Fonda Way SE  
Calgary, Alberta

MLS # A2241745



**\$262,500**

Division:	Forest Heights		
Type:	Residential/Other		
Style:	Townhouse		
Size:	913 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Fireplace(s), Forced Air
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Stucco
Foundation:	None
Features:	Granite Counters, Kitchen Island, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 363
LLD:	-
Zoning:	M-C1 d75
Utilities:	-

Inclusions: None

**CORNER UNIT | LOW CONDO FEES | UNDER \$300K** Welcome to this beautifully maintained 2-bedroom, 1-bathroom single-level townhome in the heart of Forest Heights! This desirable corner unit offers a well-designed layout, beginning with a spacious foyer that leads into a bright dining area and a sun-filled living room. Enjoy cozy evenings by the wood-burning fireplace or step out onto the generous patio—perfect for your morning coffee or evening relaxation. The thoughtfully designed U-shaped kitchen boasts stainless steel appliances, ample counter space, and a convenient pantry—ideal for all your culinary needs. As a corner unit, you'll benefit from extra windows in both the kitchen and the 3-piece bathroom, flooding the home with natural light. Two generously sized bedrooms complete the home, making it perfect for small families, first-time buyers, or downsizers. This gem of a property is located near many amenities such as Marlborough mall, Marlborough LRT station, Franklin LRT station, Walmart, schools, daycares, bus stops and many more! Don't miss this rare opportunity to own a townhome for under \$300,000! Contact your favorite realtor today to book a showing!