



GRASSROOTS
REALTY GROUP

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

55, 3705 Fonda Way SE
Calgary, Alberta

MLS # A2241745



\$265,000

| | | | |
|-----------|-------------------|--------|-------------------|
| 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 | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 363 |
| Basement: | None | LLD: | - |
| Exterior: | Stucco | Zoning: | M-C1 d75 |
| Foundation: | None | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, No Smoking Home | | |

Inclusions: None

Stop Renting when you can own!– UNDER \$300k Discover comfort and convenience in this charming single-level 2-bedroom, 1-bathroom corner townhome located in the well-established community of Forest Heights. Step into a welcoming entryway that opens up to a bright and spacious layout. The dining area and living room are filled with natural light, enhanced by extra corner-unit windows. Unwind beside the cozy wood-burning fireplace, or enjoy your outdoor space with a private patio—perfect for relaxing mornings or evening downtime. The efficient U-shaped kitchen features stainless steel appliances, ample countertop space, and a dedicated pantry to keep everything organized. A large window in the 3-piece bathroom adds even more brightness to the home. Both bedrooms offer generous space and comfort, making this an ideal option for first-time homebuyers, downsizers, or small families. Situated close to everything you need—Marlborough Mall, Walmart, schools, daycares, bus routes, and two LRT stations (Marlborough and Franklin)—this home combines value and location. Opportunities like this don’t come often—own a corner-unit townhome under \$300K today! Schedule your private showing with your preferred Realtor now!