



GRASSROOTS
REALTY GROUP

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

83, 3745 Fonda Way SE
Calgary, Alberta

MLS # A2244765



\$264,900

Division:	Forest Heights		
Type:	Residential/Four Plex		
Style:	2 and Half Storey		
Size:	1,071 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1
Garage:	220 Volt Wiring, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, C		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 332
Basement:	None	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	Electricity, Electricity Connected, Garbage Collection
Features:	Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: NONE

Excellent 2 story townhouse with 3 bedrooms, 1 full bathroom (4pc.). ASSIGNED PARKING IN FRONT OF THE UNIT. Available for quick possession. walking distance to high school, shopping centre, close to LRT station, Walmart, Public transport, High school and Elementary school, Daycare, restaurants, Pacific mall, Home depot and T&T mkt. Few minutes drive to downtown. Book your showing with your favourite realtor.