



**33, 3800 Fonda Way SE
Calgary, Alberta**

MLS # A2284400



\$274,999

Division: Forest Heights

Type: Residential/Five Plus

Style: Townhouse-Stacked

Size: 1,113 sq.ft. **Age:** 1978 (48 yrs old)

Beds: 3 **Baths:** 1

Garage: Assigned, Stall

Lot Size: -

Lot Feat: Backs on to Park/Green Space, Treed

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 446

Basement: None

LLD: -

Exterior: Stucco, Vinyl Siding, Wood Frame

Zoning: M-C1 d75

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows

Inclusions: Shoe cabinet on landing

This fully renovated 3 bed/1 bath pet friendly stacked townhouse in a quiet complex in Forest Heights is a must see! The open plan main floor features updated luxury vinyl plank flooring throughout. The large newer renovated kitchen (2020) features full height white cabinetry, large pantry, good sized island and plenty of storage. The open concept living & dining space are great for entertaining family & friends. The first bedroom is off the main living area & features a glass door allowing in loads of light. The balcony overlooks the serene common area of the complex, perfect for relaxing on warm summer nights. The laundry/utility room has a new stacked washer/dryer, completing the main floor. Upstairs you'll find a large primary bedroom featuring a large custom built in wardrobe. The good sized third bedroom features a large walk in closet. The 4 pc bath has been fully renovated (2021) with a large white vanity featuring tons of storage & soaking tub/shower combo. If storage is your thing the large custom built in cabinetry linen closet, with secret drawers as well as another good sized storage room for all your extra items! Other upgrades throughout include brand new carpet in the bedrooms & stairwells, new solid core doors throughout and new paint., as well as a new roof (2024). The quiet complex features plenty of green space and is close to Marlborough Mall, Peter Lougheed hospital, schools, playgrounds, recreation facilities and is centrally located for easy access to Memorial Dr & Deerfoot Trail, making getting downtown & around the city a breeze. Book your showing today!