



**43, 3800 Fonda Way SE
Calgary, Alberta**

MLS # A2289636



\$289,900

Division:	Forest Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,276 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 446
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: NONE

Step into this beautifully updated 2-storey END UNIT townhouse offering 1,275 sq ft facing south and greenspace/courtyard, ideal for first-time buyers, young families, or investors. Featuring 3 spacious bedrooms and 1.5 updated bathrooms, including a convenient main-floor half bath, this home is thoughtfully designed for everyday living. Freshly painted interiors create a bright, welcoming feel throughout. The kitchen showcases white cabinetry accented by sleek black hardware and stainless steel appliances, delivering a clean, contemporary space perfect for daily meals or entertaining. This crisp white-and-black design theme continues throughout the home, creating a cohesive, designer-inspired look with a modern edge. Custom bi-fold barn doors add a stylish, upscale touch rarely found in comparable units. Upstairs, two bedrooms feature brand new carpet, and all interior doors have been recently replaced, enhancing the home's fresh, updated feel. Adding modern convenience, all switches and door locks are smart-enabled and can be controlled directly from your cellphone, offering both comfort and peace of mind. In-suite laundry and a generous storage room provide practical functionality for busy lifestyles, while the brand new hot water tank adds long-term value and reliability. Low condo fees help keep monthly expenses manageable, making this property both attractive and affordable. Ideally located just minutes from parks, schools, Marlborough Mall, restaurants, and major transit routes including the LRT, everything you need is within easy reach. Whether you're looking for quick possession, a low-maintenance lock-and-leave lifestyle, or a move-in-ready home or investment property, this one delivers. Book your showing today!