



25, 3745 Fonda Way SE
Calgary, Alberta

MLS # A2296366



\$234,800

Division:	Forest Heights		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	910 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 417
LLD:	-
Zoning:	M-C1 d75
Utilities:	-

Inclusions: N/A

END-UNIT TOWNHOME WITH PRIVATE PATIO | UNDER \$235K

Welcome to #25, 3745 Fonda Way SE - a beautifully maintained main-level end unit townhouse offering comfort, convenience, and exceptional value. This bright, move-in ready home features a functional open-concept layout centered around a cozy wood-burning fireplace, perfect for relaxing evenings. The home includes 2 spacious bedrooms and 1 full bathroom, making it an excellent fit for first-time buyers, downsizers, or investors. Enjoy your own private fenced front patio, ideal for morning coffee or outdoor lounging. As an end unit, you'll benefit from extra natural light and added privacy throughout. Located in a highly convenient area, you're just minutes away from Marlborough Mall, LRT access, grocery stores, restaurants, and everyday essentials. Additional highlights include one assigned parking stall and ample visitor parking for guests. This is a fantastic opportunity to own a well-kept home in a prime location - don't miss out!