

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!