

61, 3705 Fonda Way SE
Calgary, Alberta

MLS # A2166079



\$299,000

Division:	Forest Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,235 sq.ft.	Age:	1978 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 342
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: N/A

(OPEN HOUSE, Nov 23, SATURDAY 12:30 TO 4 PM) This spacious townhome features select updates and an amazing location just steps to TRAIN, Bus and all amenities, making this an amazing find for first-time buyers or rental investors. *****UPGRADES***** include Windows 2011, Complex Shingles 2022, Refrigerator (Sept 2024), Hood Fan (2022), Washer/ Dryer (Aug 2024), 50 Gallon Hot Water Tank (2024), Furnace (2019). *****MAIN FLOOR***** Inside, a large living and dining room enjoys plenty of light through East-facing sliding glass doors, and attractive laminate plank floors add to the welcoming aesthetic. A covered balcony is great for year-round grilling, with lovely views of the Eastern skies. In the kitchen, plentiful cabinetry and counter space are highlights, while updated backsplashes and stainless appliances are stylish modern touches. The fridge and hood fan are both newer. A bedroom on this level has hardwood floors and has the option of a home office or hobby room, and this unit also includes in-suite laundry with a brand-new washer and dryer in the utility room, which also includes a new hot water tank and a newer furnace. A rough-in for a central vac makes additional upgrades a breeze. *****UPPER FLOOR***** Upstairs, both bedrooms offer big closets. This level also holds the 4 Pc bathroom and a linen closet. A large storage area here gives this home impressive functionality that will appeal to organization enthusiasts. This home has had numerous upgrades over the years, including the windows, and it also received a new roof just two years ago. *****THE AREA***** The Forest Grove complex is exceedingly well-located, with Marlborough Mall just across Memorial Drive, where both bus and C-train stops make a walkable lifestyle easy. The area also boasts an array of excellent restaurants, including hidden gems like Tacos Mexico right

next to the complex. Parks, playgrounds, daycares, and schools are also within walking distance, making this one of the most convenient communities to live in. Car commuters will love the short drive to downtown along Memorial Drive, while nearby Highway 1 and Deerfoot Trail connect this neighbourhood to the rest of the city easily. You can also hop onto Stoney Trail to get out of town via the airport or skip the traffic on the way out west into the mountains. See this one today! (ASK ME ABOUT RENT-TO-OWN)