

79, 3745 Fonda Way SE
Calgary, Alberta

MLS # A2175323



\$329,900

Division:	Forest Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,227 sq.ft.	Age:	1978 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Other		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 393
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Recessed Lighting, Walk-In Closet(s)		

Inclusions: n/a

Introducing a beautifully renovated 3-bedroom townhome in the vibrant community of Forest Heights. This home has been thoughtfully updated, featuring durable luxury vinyl plank flooring throughout the main areas, combining elegance with practicality. Recessed lighting enhances the atmosphere, while a stunning light fixture over the stairwell adds a sophisticated touch. The heart of the home is the modern kitchen, showcasing gorgeous quartz countertops, updated appliances, and a timeless tile backsplash. The open layout seamlessly connects the kitchen to the dining area and inviting living room, complete with a striking electric gas fireplace and west-facing balcony doors that fill the space with natural light. Step outside to your private balcony, perfect for relaxing or entertaining. On the main level, you'll also find a versatile room that can serve as an office or additional bedroom, along with a convenient laundry room and utility space. Upstairs, two generous bedrooms with large closets await, along with a main 4-piece bathroom and a spacious storage room. This fully updated west-facing townhome presents a fantastic investment opportunity, ideal for anyone starting out—just move in and lift no finger! With close proximity to transit, shopping, and amenities, this property offers both style and convenience—truly a must-see!