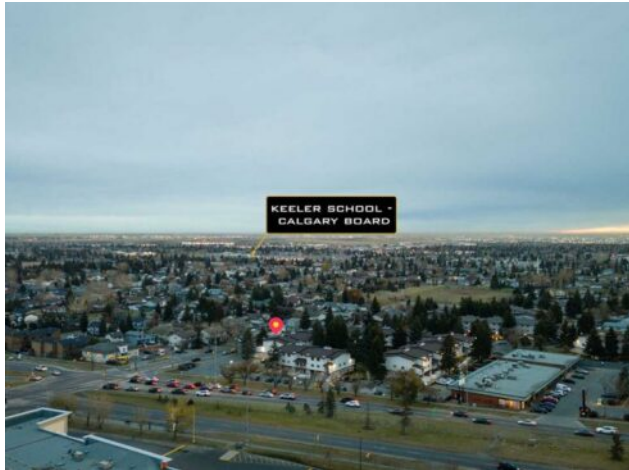


55, 3705 Fonda Way SE  
Calgary, Alberta

MLS # A2177796



**\$269,999**

<b>Division:</b>	Forest Heights		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bungalow		
<b>Size:</b>	915 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 342
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, See Remarks, Separate Entrance		

**Inclusions:** N/A

Welcome to this charming, one-level townhouse featuring 2 bedrooms and 1 full bathroom, ideally designed for comfortable living. This end unit is perfectly situated just minutes from transit, the C-Train, shopping, and daycare facilities, and comes with a dedicated parking stall for added convenience. The large, inviting living room features a cozy wood-burning fireplace, creating a warm and welcoming ambiance. Step through the new patio doors to your east-facing deck—an ideal space to relax and enjoy your morning coffee or evening unwinding. Don't miss your chance to see this lovely property in person. Schedule your viewing today!