55, 3705 Fonda Way SE
Calgary, Alberta

MLS # A2217666

$269,900

Division:	Forest Heights
Type:	Residential/Other
Style:	Townhouse

Size:	916 sq.ft.	**Age:**	1978 (47 yrs old)
Beds:	2	**Baths:**	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Fireplace(s), Forced Air		**Water:**	-
Floors:	Laminate, Tile		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	$ 363
Basement:	None		**LLD:**	-
Exterior:	Stucco		**Zoning:**	M-C1
Foundation:	None		**Utilities:**	-
Features:	Open Floorplan, Pantry			

Inclusions:	N/A

CORNER UNIT | LOW CONDO FEES | UNDER $300K Welcome to this beautifully maintained 2-bedroom, 1-bathroom single-level townhome in the heart of Forest Heights! This desirable corner unit offers a well-designed layout, beginning with a spacious foyer that leads into a bright dining area and a sun-filled living room. Enjoy cozy evenings by the wood-burning fireplace or step out onto the generous patio—perfect for your morning coffee or evening relaxation. The thoughtfully designed U-shaped kitchen boasts stainless steel appliances, ample counter space, and a convenient pantry—ideal for all your culinary needs. As a corner unit, you'll benefit from extra windows in both the kitchen and the 3-piece bathroom, flooding the home with natural light. Two generously sized bedrooms complete the home, making it perfect for small families, first-time buyers, or downsizers. This gem of a property is located near many amenities such as Marlborough mall, Marlborough LRT station, Franklin LRT station, Walmart, schools, daycares, bus stops and many more!   Don’t miss this rare opportunity to own a townhome for under $300,000! Contact your favourite realtor today to book a showing.