

\$284,900 - 13, 3705 Fonda Way Se, Calgary

MLS® #A2208833

\$284,900

3 Bedroom, 1.00 Bathroom, 1,125 sqft
Residential on 0.00 Acres

Forest Heights, Calgary, Alberta

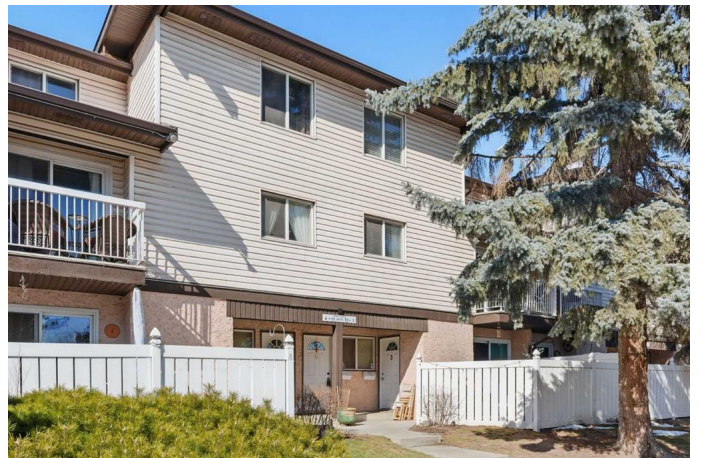
Welcome to this well-kept 3-bedroom townhouse, located just 10 minutes from downtown Calgary and priced under \$300K â€” a great opportunity for first-time buyers, young families, or investors.

As you walk in, you'll notice the new luxury vinyl plank flooring throughout the main level, along with updated light fixtures that give the space a fresh feel. The open layout includes a functional kitchen that flows into a roomy dining and living area, perfect for everyday living. The living room opens up to a private, south-facing balcony that overlooks a quiet street with lots of street parking available.

Also on the main floor is a good-sized bedroom that could work well as an office or guest room, plus a laundry room for added convenience.

Upstairs, you'll find a spacious primary bedroom with large windows that let in lots of natural light. There's also a second bedroom, a full 4-piece bathroom, and a handy storage area.

This home is in a great location â€” close to schools, daycare, public transit, and the train station, all within walking distance. Shopping, restaurants, and other everyday amenities are also nearby, making this a smart and practical choice for anyone looking to get into the market.



Built in 1978

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2208833 |
| Price | \$284,900 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,125 |
| Acres | 0.00 |
| Year Built | 1978 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 13, 3705 Fonda Way Se |
| Subdivision | Forest Heights |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A6G9 |

Amenities

| | |
|----------------|-----------------|
| Amenities | Parking, Trash |
| Parking Spaces | 1 |
| Parking | Assigned, Stall |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Dryer, Electric Stove, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, Courtyard |
| Lot Description | Front Yard, Landscaped, See Remarks |

| | |
|--------------|-----------------|
| Roof | Asphalt |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 4th, 2025 |
| Days on Market | 1 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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