

# \$272,500 - 5, 3705 Fonda Way Se, Calgary

MLS® #A2240635

## \$272,500

2 Bedroom, 1.00 Bathroom, 913 sqft  
Residential on 0.00 Acres

Forest Heights, Calgary, Alberta

Step into comfort and style in this sun-filled south-facing townhouse, perfectly designed for modern living. Featuring laminate flooring and new light fixtures throughout, this home offers a warm and inviting atmosphere.

Relax in the bright living room with a cozy fireplace and access to your own private, fenced, south-facing yard through sliding glass doors—ideal for outdoor dining, gardening, or soaking up the sun.

The kitchen is a chef’s delight, complete with ample cabinetry, sleek stainless steel appliances, and new pot lights that add a fresh, modern touch. You'll find two spacious bedrooms and a renovated 4-piece bathroom. Convenience is key with in-suite laundry and additional storage, plus a full crawl space basement for all your storage needs. Located just steps from the LRT and Marlborough Mall, this home offers unbeatable convenience in a family-friendly complex.

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2240635  |
| Price          | \$272,500 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 913       |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1978          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | Bungalow      |
| Status     | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5, 3705 Fonda Way Se |
| Subdivision | Forest Heights       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2A6G9               |

### Amenities

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

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Open Floorplan, Storage                                      |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | None                                                         |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 1                                                            |
| Fireplaces        | Wood Burning                                                 |
| Basement          | None                                                         |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Private Yard              |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 18              |

Zoning

M-C1 d75

## **Listing Details**

Listing Office

Property Solutions Real Estate Group Inc.

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