

# \$265,000 - 55, 3705 Fonda Way Se, Calgary

MLS® #A2241745

**\$265,000**

2 Bedroom, 1.00 Bathroom, 913 sqft

Residential on 0.00 Acres

Forest Heights, Calgary, Alberta

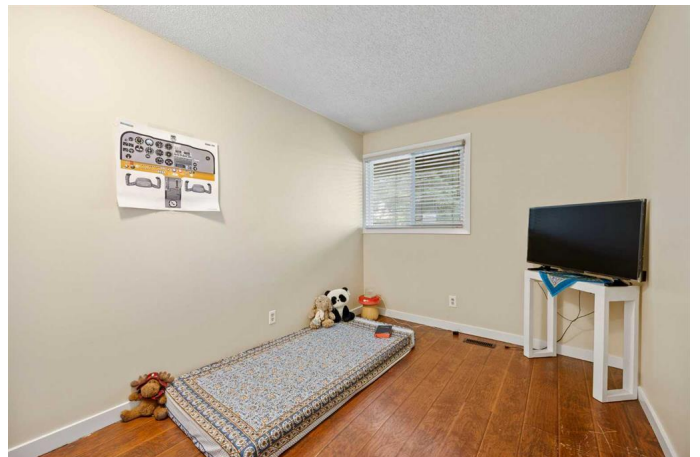
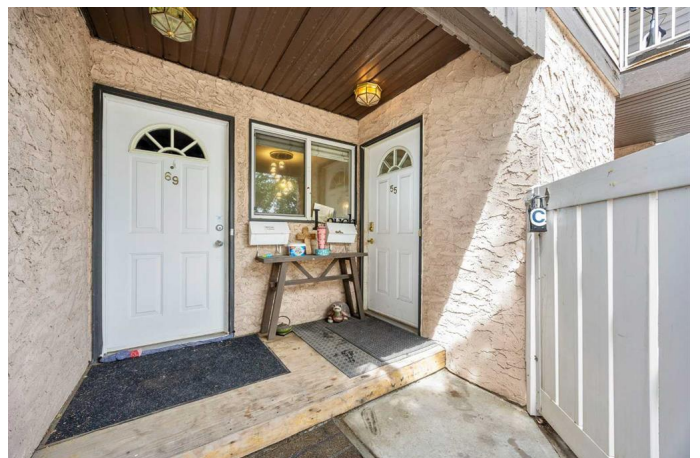
**CORNER UNIT | LOW CONDO FEES | UNDER \$300K** Welcome to this beautifully maintained 2-bedroom, 1-bathroom single-level townhome in the heart of Forest Heights! This desirable corner unit offers a well-designed layout, beginning with a spacious foyer that leads into a bright dining area and a sun-filled 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 favorite realtor today to book a showing!

Built in 1978

## Essential Information

MLS® #

A2241745



|                |               |
|----------------|---------------|
| Price          | \$265,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 913           |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 55, 3705 Fonda Way Se |
| Subdivision | Forest Heights        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2A 6G9               |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home      |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air                               |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Wood Burning                                           |
| Basement          | None                                                   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Corner Lot      |
| Roof              | Asphalt Shingle |

|              |        |
|--------------|--------|
| Construction | Stucco |
| Foundation   | None   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 13              |
| Zoning         | M-C1 d75        |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Brilliant Realty |
|----------------|------------------|

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