

# \$319,786 - 45, 3705 Fonda Way Se, Calgary

MLS® #A2160887

**\$319,786**

2 Bedroom, 1.00 Bathroom, 1,004 sqft

Residential on 0.00 Acres

Forest Heights, Calgary, Alberta

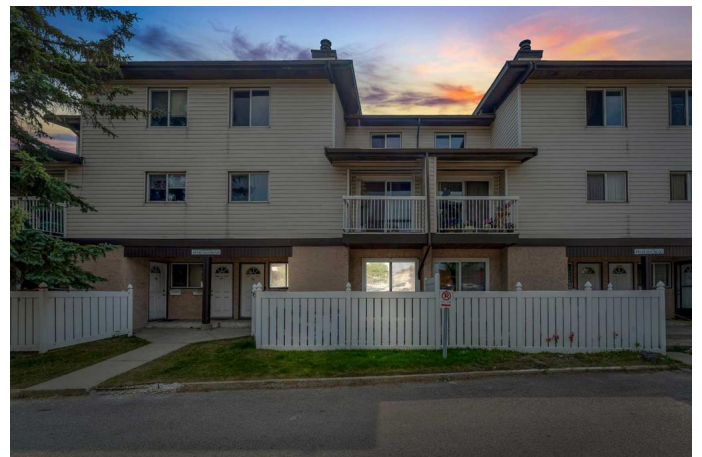
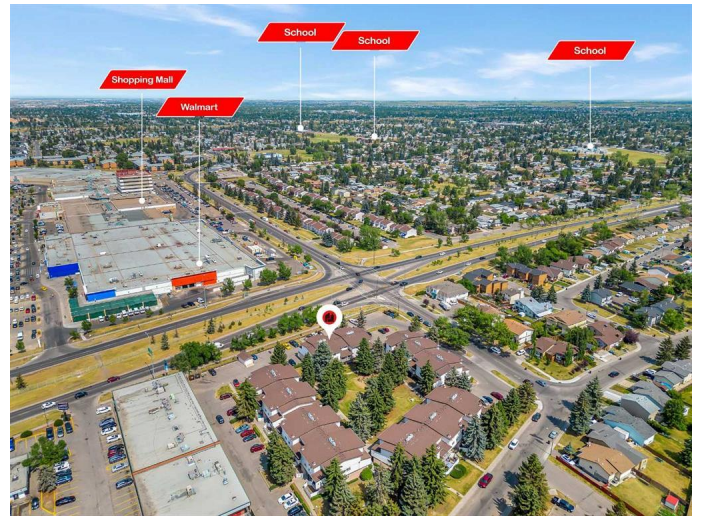
FULLY RENOVATED TOWNHOME | 2 BEDS  
1 BATH | PRIME LOCATION | EXCELLENT  
INVESTMENT OPPORTUNITY

Step into this impeccably renovated townhome in the sought-after Forest Heights community, where modern comfort meets timeless charm. Perfectly suited for first-time buyers or savvy investors, this home offers a blend of style, functionality, and convenience.

As you enter, youâ€™re greeted by a spacious living area that features a cozy wood-burning fireplace, creating a warm and inviting atmosphere. The new, high-end flooring throughout the home adds a touch of elegance and enhances the contemporary feel. The generously sized dining area is ideal for entertaining family and friends, while the fully updated kitchen boasts top-of-the-line Samsung appliances, making meal preparation a delight.

The townhome offers two large bedrooms, each designed to be a peaceful retreat, and a well-appointed bathroom featuring modern finishes. For added convenience, there is ample storage space throughout the home, and the in-unit stacked laundry unit makes managing chores a breeze.

Enjoy the luxury of your own private front patio, perfect for relaxing outdoors or hosting gatherings. The property also includes plenty



of visitor parking, ensuring that guests always have a place to park.

With low condo fees that cover water, this home is not only stylish but also budget-friendly. The location is unbeatable, just steps away from essential amenities like Marlborough Mall and Walmart, providing all the shopping and dining options you could need.

This home presents a unique investment opportunity with potential cash flow of \$2,200+ per month. Given its appealing features and prime location, this property is a rare find in today’s market. Don’t miss your chance to own this stunning townhome—schedule a viewing today and seize this exceptional opportunity before it’s gone!

Built in 1978

**Essential Information**

MLS® #	A2160887
Price	\$319,786
Sold Price	\$310,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,004
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

**Community Information**

Address	45, 3705 Fonda Way Se
Subdivision	Forest Heights

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6G9

### Amenities

Amenities	None
Parking Spaces	1
Parking	Off Street, Stall

### Interior

Interior Features	Chandelier, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

### Exterior

Exterior Features	Private Yard
Lot Description	City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 27th, 2024
Date Sold	September 21st, 2024
Days on Market	25
Zoning	M-C1 d75
HOA Fees	0.00

### Listing Details

Listing Office	Real Broker
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