

\$285,000 - 58, 3745 Fonda Way Se, Calgary

MLS® #A2196836

\$285,000

3 Bedroom, 1.00 Bathroom, 1,176 sqft
Residential on 0.00 Acres

Forest Heights, Calgary, Alberta

If you are looking for a home thatâ€™s both affordable, under \$300K, with low Condo Fees and ready to move into, this is the one! This townhome in Green Meadow, offers lots of space with 3 good size Bedrooms, one of which is on the main floor, all with full size closets. The main floor showcases a large living room with double patio doors that leads you to the private balcony, where you can BBQ and/or gather with friends and look out onto the treed front yard and enjoy the peaceful views. The U-shape kitchen has plenty of cabinets and lots of counterspace and is conveniently next to the main floor laundry and utility room. The upper floor features two large bedrooms, a full 4 piece bath and good size storage or flex room and plus linen closet. The high efficiency furnace was replaced in 2018 and the Hot Water Tank in 2015. This home has been well maintained and cared for by the owners for over 30 years. Your assigned parking spot is close as well as visitor parking and street parking and is not on a busy road. Located within walking distance to many conveniences, daycare, elementary/junior high and high schools, transit, and train stations, plus has easy access to downtown and all the majors routes leading in and out of the City. In this prime location you will find shopping, dining, services and many other amenities including the much enjoyed neighborhood Fonda Park with pathways, soccer fields and ball diamonds and picnic tables and bench's to enjoy the



outdoors. Book a showing today!

Built in 1978

Essential Information

MLS® #	A2196836
Price	\$285,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,176
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	58, 3745 Fonda Way Se
Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5W7

Amenities

Amenities	Playground
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Storage, Walk-In Closet(s)
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	None
# of Stories	2
Basement	None

Exterior

Exterior Features	Balcony, Playground
Lot Description	Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 4th, 2025
Days on Market	8
Zoning	(M-C1)

Listing Details

Listing Office	MaxWell Canyon Creek
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