

# \$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	12
Zoning	M-C1

### **Listing Details**

Listing Office	Greater Property Group
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