

# \$284,900 - 53, 3745 Fonda Way Se, Calgary

MLS® #A2252467

**\$284,900**

3 Bedroom, 1.00 Bathroom, 1,089 sqft

Residential on 0.00 Acres

Forest Heights, Calgary, Alberta

OPEN HOUSE SUNDAY SEPT 7, 2-4 PM. Welcome to this fantastic, 3 BEDROOM HOME, OVER 1089 SQ FT, WITH INSUITE NEWER LAUNDRY, NEW BLINDS, NEWER WHITE VINYL WINDOWS, HOT WATER TANK 2018, located on a QUIET STREET. The kitchen is perfect for entertaining with a HUGE WINDOW, MAKING IT BRIGHT AND CHEERFUL, A SLEEK WHITE AND BLACK LOOK featuring plenty of counterspace, a breakfast bar and STAINLESS STEEL APPLIANCES. THE WINDOW OUT OF THE KITCHEN IS RARE BECAUSE THIS TOWNHOUSE IS A CORNER, END UNIT. THERE'S A BALCONY FOR BBQS, and relaxing. Laminate floors and a bedroom on the main make this ideal for an extended family. The furnace/laundry room is large and has plenty of extra storage area, as well as a storage room in the suite. Upstairs features 2 good-sized bedrooms with the primary fitting a king-size bed and a walk-in closet. The bathroom has been updated with the white and black look, NICE LARGE VANITY WITH EXTRA COUNTER SPACE, and a soaker tub for relaxing after a hard day's work. Outside the front door, there is plenty of room for the kids to play. Parking is right beside the unit. This home's location is close to schools, daycare, elementary/junior high and high schools, plus it has easy access to downtown and all the major routes leading in and out of the city, offering both convenience and connectivity. In this prime location, you will find



shopping, dining, services, and many other amenities, including the much-enjoyed neighbourhood of Fonda Park, which features pathways, soccer fields, ball diamonds, picnic tables, and benches to enjoy the outdoors. This is a great starter home or an ideal investment property. Large, end units don't come up often, so don't miss this opportunity. Pets allowed with board approval.

Built in 1978

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2252467               |
| Price          | \$284,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,089                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 53, 3745 Fonda Way Se |
| Subdivision | Forest Heights        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | t2a5w7                |

**Amenities**

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Parking, Playground, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                    |
| Parking        | Stall                                                |

**Interior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Soaking Tub, Storage, Vinyl Windows                                           |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Basement          | None                                                                                         |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Courtyard              |
| Lot Description   | Landscaped, Lawn                |
| Roof              | Asphalt Shingle                 |
| Construction      | Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 31st, 2025 |
| Days on Market | 18                |
| Zoning         | M-C1 d75          |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | One Percent Realty |
|----------------|--------------------|

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