

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

MLS® #A2241745

**\$265,000**

2 Bedroom, 1.00 Bathroom, 913 sqft

Residential on 0.00 Acres

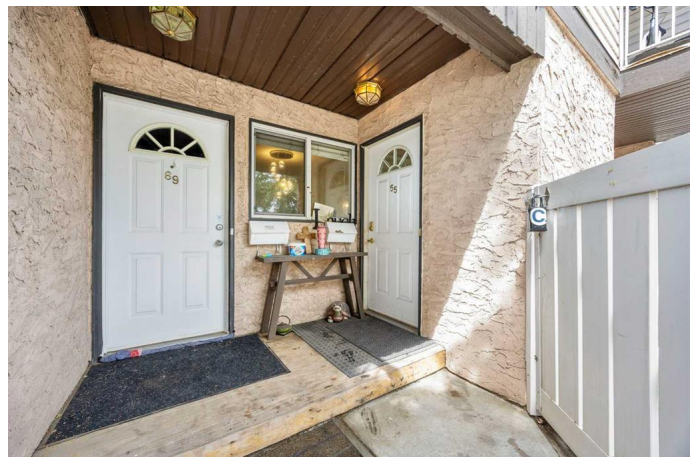
Forest Heights, Calgary, Alberta

Stop Renting when you can own!â€“ UNDER \$300k

Discover comfort and convenience in this charming single-level 2-bedroom, 1-bathroom corner townhome located in the well-established community of Forest Heights. Step into a welcoming entryway that opens up to a bright and spacious layout. The dining area and living room are filled with natural light, enhanced by extra corner-unit windows. Unwind beside the cozy wood-burning fireplace, or enjoy your outdoor space with a private patioâ€“perfect for relaxing mornings or evening downtime. The efficient U-shaped kitchen features stainless steel appliances, ample countertop space, and a dedicated pantry to keep everything organized. A large window in the 3-piece bathroom adds even more brightness to the home. Both bedrooms offer generous space and comfort, making this an ideal option for first-time homebuyers, downsizers, or small families. Situated close to everything you needâ€“Marlborough Mall, Walmart, schools, daycares, bus routes, and two LRT stations (Marlborough and Franklin)â€“this home combines value and location. Opportunities like this donâ€™t come oftenâ€“own a corner-unit townhome under \$300K today! Schedule your private showing with your preferred Realtor now!

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 | 35              |
| Zoning         | M-C1 d75        |

### **Listing Details**

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

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