

# \$254,900 - 83, 3745 Fonda Way Se, Calgary

MLS® #A2244765

## \$254,900

3 Bedroom, 1.00 Bathroom, 1,071 sqft

Residential on 0.00 Acres

Forest Heights, Calgary, Alberta

Excellent 2 story townhouse with 3 bedrooms, 1 full bathroom (4pc.). ASSIGNED PARKING IN FRONT OF THE UNIT. Available for quick possession. Walking distance to high school, shopping centre, close to LRT station, Walmart, Public transport, High school and Elementary school, Daycare, restaurants, Pacific Mall, Home Depot and T&T Mkt. Few minutes drive to downtown. Book your showing with your favourite realtor.

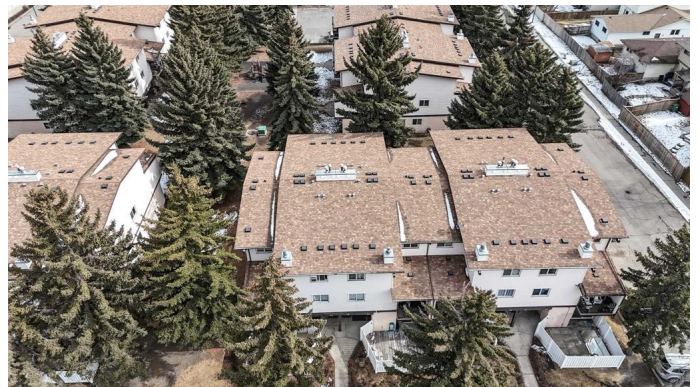
Built in 1978

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2244765          |
| Price          | \$254,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,071             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | 2 and Half Storey |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 83, 3745 Fonda Way Se |
| Subdivision | Forest Heights        |



|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2A 5W7 |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Parking, Playground, Storage, Visitor Parking, Garbage Chute     |
| Utilities      | Electricity Available, Electricity Connected, Garbage Collection |
| Parking Spaces | 1                                                                |
| Parking        | 220 Volt Wiring, Stall                                           |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Open Floorplan, Storage, Walk-In Closet(s)  |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                     |
| Cooling           | None                                        |
| # of Stories      | 3                                           |
| Basement          | None                                        |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | Balcony, Other                                                                    |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, Paved, Other |
| Roof              | Asphalt Shingle                                                                   |
| Construction      | Mixed, Vinyl Siding, Wood Frame                                                   |
| Foundation        | Poured Concrete                                                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 57              |
| Zoning         | M-C1 d75        |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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