

8, 3705 Fonda Way SE  
Calgary, Alberta

MLS # A2162584



## \$279,000

<b>Division:</b>	Forest Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,247 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot		

**Heating:** Forced Air

**Floors:** Hardwood, Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 342

**LLD:** -

**Zoning:** M-C1 d75

**Utilities:** -

**Inclusions:** NA

WELL-MAINTAINED TOWN HOUSE | MOVE-IN READY | CORNER UNIT | WELL-MANAGED COMPLEX | LOW CONDO FEE. AMAZING starter home or investment property. This home has been loved by the same owner over the last 30 years ! Beautiful 2-storey townhouse features 2 very good size Bedroom with a walk-in and custom closet, plus spacious Den (could be converted to another bedroom), 1 Full Bath. Update over the years: Washer, Dryer, Hot Water Tank, Water Softener, Electric Stove, Fridge. Lot of LIGHTS from Windows thanks to End Unit. Private Balcony. Plenty of PARKING on street right in front of unit. Great LOCATION in the complex ! This is INCREDIBLE CHANCE to OWN A REAL ESTATE IN CALGARY ! Act quick, this won't last !