

\$275,000 - 53, 3745 Fonda Way Se, Calgary

MLS® #A2252467

\$275,000

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	\$275,000
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	43
Zoning	M-C1 d75

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.