

# \$239,900 - 57, 3705 Fonda Way Se, Calgary

MLS® #A2246116

**\$239,900**

2 Bedroom, 1.00 Bathroom, 914 sqft

Residential on 0.00 Acres

Forest Heights, Calgary, Alberta

VERY AFFORDABLE 2 BED + 1 BATH CONDO | FANTASTIC EAST FACING + FENCED PRIVATE PATIO | ONE ASSIGNED PARKING SPOT | \*\*\*QUICK POSSESSION AVAILABLE\*\*\* | WELL MAINTAINED & MANAGED COMPLEX | This home is IDEAL for a first time buyer or an investor!! A GREAT FIXER UPPER LOCATION awaits you within walking distance to shopping! Your 2 bedroom + 1 bath bungalow (ONE LEVEL STYLE) home (NO STAIRS!!) is located in one of the most sought after locations in the complex. As you enter your new home, you are greeted by an inviting and spacious living room with corner fireplace, and a generous sized dining room area. Your very functional and large VINTAGE kitchen comes with a peek-a-boo view of your main floor entertainment space -- IDEAL for family get togethers! Your LARGE kitchen offers lots of counter space & plenty of cabinetry -- excellent for meal preparation! Two good sized bedrooms with closets, and a 4-piece bathroom completes your comfy living space. Your large laundry room is equipped with a FULL SIZED washer and dryer and also offers room for STORAGE. A large EAST facing front patio (WALKING DISTANCE TO SHOPPING) is fenced , and is located right off the living room for extra added convenience -- there is even space for a BBQ which adds into the PERFECT SETUP for outdoor entertaining. Your new home is AWAITING YOUR PERSONAL TOUCH (GREAT FIXER UPPER!!!), presenting an excellent opportunity



for those entering the real estate market or for investors wanting to enter into the YYC rental market. Located in a well-maintained complex! You will love the convenience of a parking stall LOCATED near UNIT, along with visitor and street parking very close by. VERY close proximity to shopping, steps away from a bus stop, walking distance to the C-Train, elementary schools and Father Lacombe High School. A quick and easy drive takes you to downtown amenities, Marlborough Mall, Walmart, T&T Supermarket, restaurants, and major transportation routes like Deerfoot and Stoney Trail. Don't miss out on this INCREDIBLE VALUE in EAST CALGARY! Please note that WATER + SEWER ARE INCLUDED IN YOUR LOW CONDO FEE -- WHY RENT when you can OWN!!! QUICK POSSESSION AVAILABLE!!!

Built in 1978

### **Essential Information**

MLS® #	A2246116
Price	\$239,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	914
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	57, 3705 Fonda Way Se
Subdivision	Forest Heights
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2A 6G9

### Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, None
Basement	None

### Exterior

Exterior Features	Playground, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 8th, 2025
Days on Market	3
Zoning	M-C1 d75

### Listing Details

Listing Office	Real Estate Professionals Inc.
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