

53, 3745 Fonda Way SE
Calgary, Alberta

MLS # A2252467

\$384,900

Division:	Forest Heights		
Type:	Residential/Five Plus		
Style:	2 Storey, Attached-Side by Side		
Size:	1,089 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 407
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Soaking Tub, Storage, Vinyl Windows		

Inclusions: none

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.