

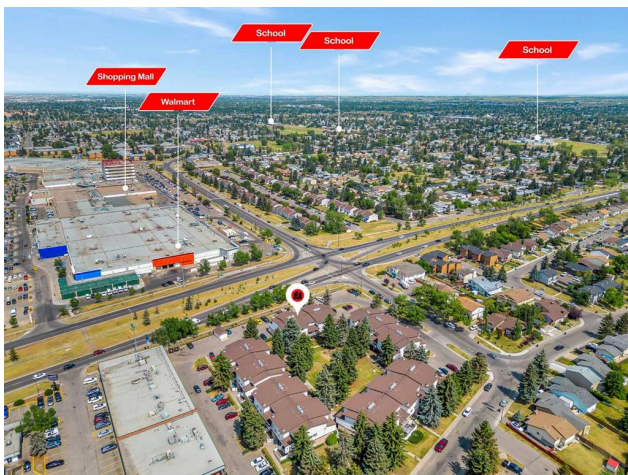


THE
A-TEAM

**RE/MAX
FIRST**

3705 FONDA Way #45, Calgary T2A 6G9

MLS® #: **A2160887** Area: **Forest Heights** Listing Date: **08/27/24** List Price: **\$319,786**
 Status: **Pending** County: **Calgary** Change: **-\$114, 04-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1978**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,003**
 Low Sqft:
 Ttl Sqft: **1,003**

DOM
22
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**
Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **City Lot**
 Park Feat: **Off Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Range,Refrigerator,Washer/Dryer**
 Int Feat: **Chandelier,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	10`5" x 5`0"	Bedroom	Main	8`5" x 9`10"
Dining Room	Main	8`8" x 11`0"	Kitchen	Main	10`10" x 9`7"
Laundry	Main	8`3" x 5`2"	Living Room	Main	10`1" x 15`6"
Bedroom - Primary	Main	10`5" x 14`8"	Storage	Main	4`1" x 3`2"
Furnace/Utility Room	Main	8`3" x 6`6"			

Condo Fee:
\$342

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
M-C1 d75

Legal Desc: **7811202**

Remarks

Pub Rmks: **FULLY RENOVATED TOWNHOME | 2 BEDS 1 BATH | PRIME LOCATION | EXCELLENT INVESTMENT OPPORTUNITY** Step into this impeccably renovated townhome in the sought-after Forest Heights community, where modern comfort meets timeless charm. Perfectly suited for first-time buyers or savvy investors, this home offers a blend of style, functionality, and convenience. As you enter, you're greeted by a spacious living area that features a cozy wood-burning fireplace, creating a warm and inviting atmosphere. The new, high-end flooring throughout the home adds a touch of elegance and enhances the contemporary feel. The generously sized dining area is ideal for entertaining family and friends, while the fully updated kitchen boasts top-of-the-line Samsung appliances, making meal preparation a delight. The townhome offers two large bedrooms, each designed to be a peaceful retreat, and a well-appointed bathroom featuring modern finishes. For added convenience, there is ample storage space throughout the home, and the in-unit stacked laundry unit makes managing chores a breeze. Enjoy the luxury of your own private front patio, perfect for relaxing outdoors or hosting gatherings. The property also includes plenty of visitor parking, ensuring that guests always have a place to park. With low condo fees that cover water, this home is not only stylish but also budget-friendly. The location is unbeatable, just steps away from essential amenities like Marlborough Mall and Walmart, providing all the shopping and dining options you could need. This home presents a unique investment opportunity with potential cash flow of \$2,200+ per month. Given its appealing features and prime location, this property is a rare find in today's market. Don't miss your chance to own this stunning townhome—schedule a viewing today and seize this exceptional opportunity before it's gone!

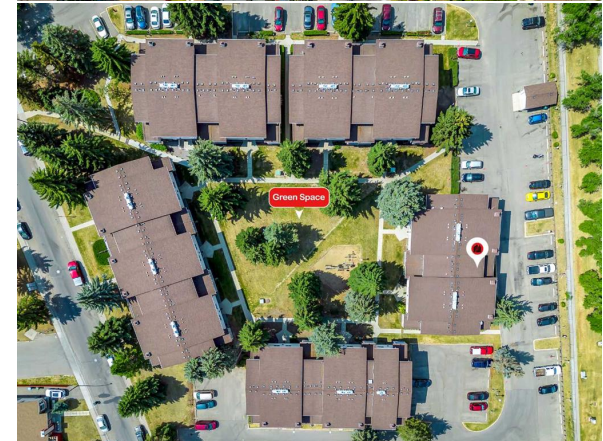
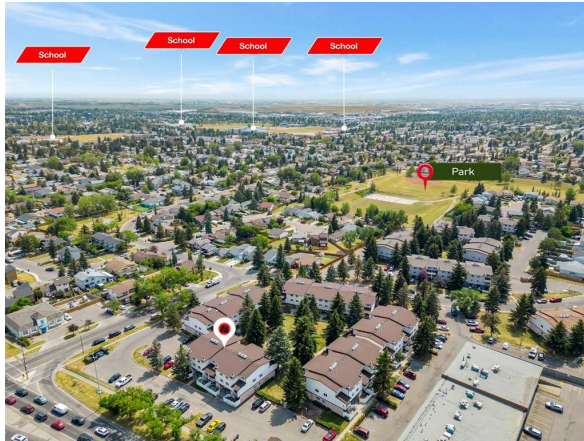
Inclusions: **N/A**
 Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









45-3705 Fonda Wy., Calgary, AB

Main Floor Exterior Area 1083.03 sq ft
Interior Area 921.36 sq ft



PREPARED 2024/05/04



While regions are excluded from bid floor area in GLUE file plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.