

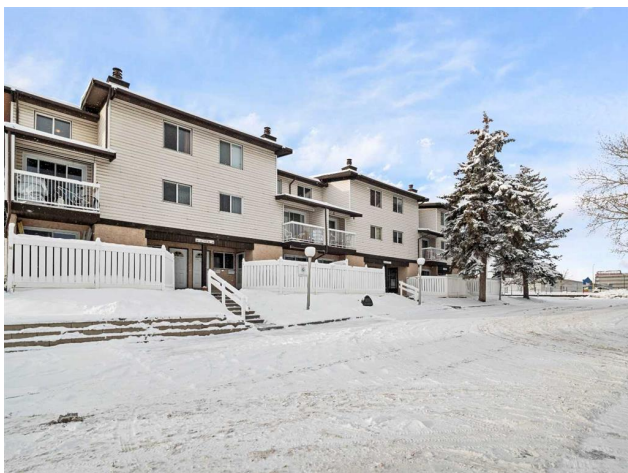


THE
A-TEAM

**RE/MAX
FIRST**

3705 FONDA Way #61, Calgary T2A 6G9

MLS®#: **A2166079** Area: **Forest Heights** Listing Date: **11/22/24** List Price: **\$279,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 08-Jan** 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: **1,235**
 Low Sqft:
 Ttl Sqft: **1,235**

DOM

71
Layout
 Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Landscaped, Many Trees**
 Park Feat: **Assigned, Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Linoleum, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Electric Oven, Range Hood, Refrigerator, Window Coverings**
 Int Feat: **Ceiling Fan(s), No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`0" x 11`4"	Kitchen	Main	10`9" x 9`7"
Dining Room	Main	10`5" x 4`8"	Laundry	Main	5`11" x 5`6"
Furnace/Utility Room	Main	5`6" x 5`2"	Foyer	Main	6`4" x 3`1"
Walk-In Closet	Second	5`5" x 4`5"	Storage	Second	5`5" x 4`7"
Bedroom - Primary	Second	12`5" x 11`5"	Bedroom	Main	13`8" x 7`11"

Bedroom	Second	11`9" x 9`5"	4pc Bathroom Legal/Tax/Financial	Second	9`0" x 5`0"
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Condo Fee: \$342	Title: Fee Simple	Zoning: M-C1 d75
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Legal Desc:	7811202	Fee Freq: Monthly
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Remarks

Pub Rmks: **This spacious townhome features select updates and an amazing location just steps to TRAIN, Bus and all amenities, making this an amazing find for first-time buyers or rental investors. ***UPGRADES*** include Windows 2011,Complex Shingles 2022, Refrigerator (Sept 2024), Hood Fan (2022), Washer/ Dryer (Aug 2024), 50 Gallon Hot Water Tank (2024), Furnace (2019). ***MAIN FLOOR*** Inside, a large living and dining room enjoys plenty of light through East-facing sliding glass doors, and attractive laminate plank floors add to the welcoming aesthetic. A covered balcony is great for year-round grilling, with lovely views of the Eastern skies. In the kitchen, plentiful cabinetry and counter space are highlights, while updated backsplashes and stainless appliances are stylish modern touches. The fridge and hood fan are both newer. A bedroom on this level has hardwood floors and has the option of a home office or hobby room, and this unit also includes in-suite laundry with a brand-new washer and dryer in the utility room, which also includes a new hot water tank and a newer furnace. A rough-in for a central vac makes additional upgrades a breeze. ***UPPER FLOOR*** Upstairs, both bedrooms offer big closets. This level also holds the 4 Pc bathroom and a linen closet. A large storage area here gives this home impressive functionality that will appeal to organization enthusiasts. This home has had numerous upgrades over the years, including the windows, and it also received a new roof just two years ago. ***THE AREA*** The Forest Grove complex is exceedingly well-located, with Marlborough Mall just across Memorial Drive, where both bus and C-train stops make a walkable lifestyle easy. The area also boasts an array of excellent restaurants, including hidden gems like Tacos Mexico right next to the complex. Parks, playgrounds, daycares, and schools are also within walking distance, making this one of the most convenient communities to live in. Car commuters will love the short drive to downtown along Memorial Drive, while nearby Highway 1 and Deerfoot Trail connect this neighbourhood to the rest of the city easily. You can also hop onto Stoney Trail to get out of town via the airport or skip the traffic on the way out west into the mountains. See this one today! (ASK ME ABOUT RENT-TO-OWN)**

Inclusions:
Property Listed By: **Greater Calgary Real Estate**

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



