

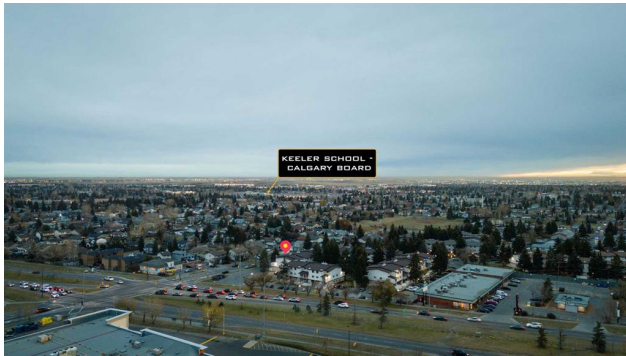


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3705 FONDA Way #55, Calgary T2A 6G9**

MLS@#: **A2177796**      Area: **Forest Heights**      Listing Date: **11/07/24**      List Price: **\$269,999**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1978**

Finished Floor Area  
 Abv Sqft: **915**  
 Low Sqft:  
 Ttl Sqft: **915**

DOM

**44**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Bungalow**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat:  
 Park Feat: **Other Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Stucco,Vinyl Siding,Wood Frame,Wood Siding**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Quartz Counters,See Remarks,Separate Entrance**  
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: **\$342**      Title: **Fee Simple**      Zoning: **M-C1**  
 Fee Freq: **Monthly**

Legal Desc:

7811202

Remarks

Pub Rmks:

**Welcome to this charming, one-level townhouse featuring 2 bedrooms and 1 full bathroom, ideally designed for comfortable living. This end unit is perfectly situated just minutes from transit, the C-Train, shopping, and daycare facilities, and comes with a dedicated parking stall for added convenience. The large, inviting living room features a cozy wood-burning fireplace, creating a warm and welcoming ambiance. Step through the new patio doors to your east-facing deck—an ideal space to relax and enjoy your morning coffee or evening unwinding. Don't miss your chance to see this lovely property in person. Schedule your viewing today!**

Inclusions:

N/A

Property Listed By:

eXp Realty

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





