



THE
A-TEAM

**RE/MAX
FIRST**

3705 FONDA Way #25, Calgary T2A 6G9

MLS®#: **A2180269** Area: **Forest Heights** Listing Date: **11/20/24** List Price: **\$329,900**
 Status: **Active** County: **Calgary** Change: **None** 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:

Access:

Lot Feat: **Street Lighting, Treed**
 Park Feat: **Assigned, Stall**

Finished Floor Area

Abv Sqft: **1,190**
 Low Sqft:
 Ttl Sqft: **1,190**

DOM

31
Layout
 Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony, Playground, Uncovered Courtyard**

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

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **No Animal Home, No Smoking Home, Quartz Counters, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`7" x 8`3"	Living/Dining Room Combination	Main	17`6" x 14`0"
Balcony	Main	4`9" x 7`8"	Laundry	Main	5`7" x 11`3"
Storage	Main	5`8" x 4`7"	4pc Bathroom	Second	4`11" x 9`1"
Bedroom - Primary	Second	18`8" x 12`5"	Bedroom	Second	11`7" x 9`5"
Bedroom	Second	13`8" x 7`11"			

Legal/Tax/Financial

Condo Fee:
\$342

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **7811202**

Remarks

Pub Rmks: **""WELCOME TO #25 ,3705 Fonda Way""!!! Fulfill your resolution to move into this beautiful, fully renovated from top to bottom house & Enjoy your privacy.This beautiful unit offers open kitchen concept with living room is perfect to entertain your family and friends .This renovated gem also offers 3 spacious bedrooms, modern kitchen, and fresh paint, with brand new Stainless Steel appliances Perfect for families or investors, its prime location provides easy access to schools, amenities, and transportation. Couple of minutes walk to Walmart & Marlborough train Station. Schedule a viewing today and make this house your dream home!"**

Inclusions: **N/A**
Property Listed By: **Greater Property Group**

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





