## 32, 3705 Fonda Way SE
## Calgary, Alberta

**MLS # A2217943**



# $267,500

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| **Division:** | Forest Heights |
| **Type:** | Residential/Five Plus |
| **Style:** | Bungalow |
| **Size:** | 907 sq.ft. |
| **Age:** | 1978 (47 yrs old) |
| **Beds:** | 2 |
| **Baths:** | 1 |
| **Garage:** | Assigned, Stall |
| **Lot Size:** | - |
| **Lot Feat:** | Few Trees, Irregular Lot, Low Maintenance Landscape, Paved, Street Lighting |

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| **Heating:** | Forced Air, Natural Gas | | **Water:** | - |
| **Floors:** | Laminate, Tile | | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | | **Condo Fee:** | $ 363 |
| **Basement:** | None | | **LLD:** | - |
| **Exterior:** | Vinyl Siding, Wood Frame | | **Zoning:** | M-C1 |
| **Foundation:** | Poured Concrete | | **Utilities:** | - |
| **Features:** | No Smoking Home, Open Floorplan, Storage | | | |

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| **Inclusions:** | N/A |

Come own this beautiful unit and put hundreds of dollars back in your pocket. Save while building your wealth faster to reach your goal. It&rsquo;s the easiest decision you&rsquo;ll ever make. It has more than enough space for you or be a landlord now that you have an extra room for rent or to even start a family. You may even go travel faster with your savings, it&rsquo;s a no brainer. Nestled on a quiet corner of the complex, this fully developed 1-Level townhome with shiny laminate and tile floorings is a true winner. It boasts a beautiful entry way that leads to a free-flowing floor plan, it has a big living room with an excellent wood burning fireplace, a bright kitchen completes with awesome cabinetry, shiny stainless-steel appliance, and a spacious dining area. Further in has the large master bedroom, the extra great bedroom and the 4 pcs bathroom. Adore your own laundry area and the extra space for storage in the utility room. Simplify your life as this home is strategically built close to major roadways, schools, parks and playgrounds, shopping, public transportations - LRT, and other numerous amenities within walking distance. It can be yours for as low as $1,350.00 a month, WOW, imagine the freedom from renting!