

58, 3745 Fonda Way SE  
Calgary, Alberta

MLS # A2196836



**\$285,000**

<b>Division:</b>	Forest Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Many Trees		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 407

**Basement:** None

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** (M-C1)

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Storage, Walk-In Closet(s)

**Inclusions:** None

If you are looking for a home that's both affordable, under \$300K, with low Condo Fees and ready to move into, this is the one! This townhome in Green Meadow, offers lots of space with 3 good size Bedrooms, one of which is on the main floor, all with full size closets. The main floor showcases a large living room with double patio doors that leads you to the private balcony, where you can BBQ and/or gather with friends and look out onto the treed front yard and enjoy the peaceful views. The U-shape kitchen has plenty of cabinets and lots of counterspace and is conveniently next to the main floor laundry and utility room. The upper floor features two large bedrooms, a full 4 piece bath and good size storage or flex room and plus linen closet. The high efficiency furnace was replaced in 2018 and the Hot Water Tank in 2015. This home has been well maintained and cared for by the owners for over 30 years. Your assigned parking spot is close as well as visitor parking and street parking and is not on a busy road. Located within walking distance to many conveniences, daycare, elementary/junior high and high schools, transit, and train stations, plus has easy access to downtown and all the majors routes leading in and out of the City. In this prime location you will find shopping, dining, services and many other amenities including the much enjoyed neighborhood Fonda Park with pathways, soccer fields and ball diamonds and picnic tables and bench's to enjoy the outdoors. Book a showing today!