



# 3705 Fonda Way Calgary Alberta

\$299,000

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 distanc...

Other 5.42 Ft x 4.42 Ft  
 Storage 5.42 Ft x 4.58 Ft  
 Primary Bedroom 12.42 Ft x 11.42 Ft  
 Bedroom 11.75 Ft x 9.42 Ft  
 4pc Bathroom 9.00 Ft x 5.00 Ft  
 Living room 14.00 Ft x 11.33 Ft

Kitchen 10.75 Ft x 9.58 Ft  
 Dining room 10.42 Ft x 4.67 Ft  
 Laundry room 5.92 Ft x 5.50 Ft  
 Furnace 5.50 Ft x 5.17 Ft  
 Foyer 6.33 Ft x 3.08 Ft  
 Bedroom 13.67 Ft x 7.92 Ft

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