

# \$265,500 - 5, 3705 Fonda Way Se, Calgary

MLS® #A2240635

## \$265,500

2 Bedroom, 1.00 Bathroom, 913 sqft  
Residential on 0.00 Acres

Forest Heights, Calgary, Alberta

Step into comfort and style in this sun-filled south-facing townhouse, perfectly designed for modern living. Featuring laminate flooring and new light fixtures throughout, this home offers a warm and inviting atmosphere.

Relax in the bright living room with a cozy fireplace and access to your own private, fenced, south-facing yard through sliding glass doors—ideal for outdoor dining, gardening, or soaking up the sun.

The kitchen is a chef’s delight, complete with ample cabinetry, sleek stainless steel appliances, and new pot lights that add a fresh, modern touch. You'll find two spacious bedrooms and a renovated 4-piece bathroom. Convenience is key with in-suite laundry and additional storage, plus a full crawl space basement for all your storage needs. Located just steps from the LRT and Marlborough Mall, this home offers unbeatable convenience in a family-friendly complex.

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2240635  |
| Price          | \$265,500 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 913       |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1978          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | Bungalow      |
| Status     | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5, 3705 Fonda Way Se |
| Subdivision | Forest Heights       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2A6G9               |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Parking, Trash, Visitor Parking |
| Parking Spaces | 1                               |
| Parking        | Assigned, Stall                 |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Open Floorplan, Storage                                      |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | None                                                         |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 1                                                            |
| Fireplaces        | Wood Burning                                                 |
| Basement          | None                                                         |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Private Yard              |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 36              |

ZoningM-C1 d75

Listing Details

Listing OfficeProperty Solutions Real Estate Group Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.