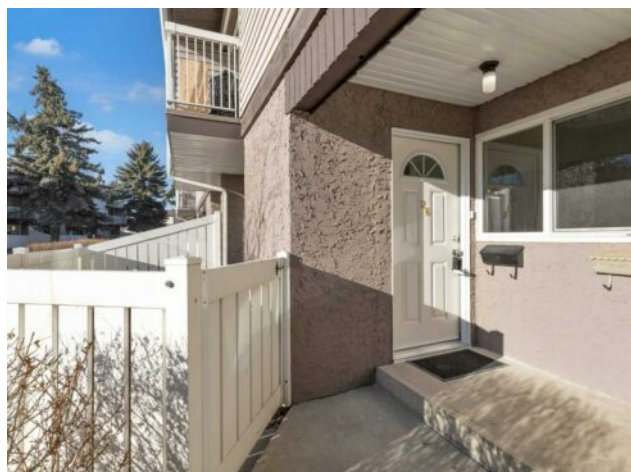


26, 3800 Fonda Way SE
Calgary, Alberta

MLS # A2285364



\$274,999

Division:	Forest Heights		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	914 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Asphalt, Off Street, Parking Pad, Paved		
Lot Size:	-		
Lot Feat:	City Lot, Paved, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 443
Basement:	Crawl Space	LLD:	-
Exterior:	Mixed	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

Don't miss out on this renovated, ground-level bungalow-style townhouse offering exceptional value and convenience. The heart of the home is the fully updated kitchen, showcasing sleek cabinetry, quartz countertops, a subway tile backsplash, and brand-new stainless steel appliances. The open-concept living and dining area is adorned with luxury vinyl plank flooring, recessed lighting, and a cozy wood-burning fireplace, creating a warm and inviting atmosphere. The spacious primary and secondary bedrooms provide a tranquil retreat, while the tastefully renovated 4-piece bathroom adds a touch of sophistication. A brand-new hot water tank adds peace of mind. Enjoy your south-facing patio, looking directly onto green space. Low condo fees include water. Located in an unbeatable area, this townhome is within walking distance to parks, schools, shopping at Marlborough Mall, restaurants, and major transit routes, including the LRT. Whether you're looking for convenience, connectivity, or a quick possession option, this move-in-ready home has it all. Don't miss the opportunity to own this perfect blend of style, comfort, and functionality—book your showing today!