83 3745 Fonda Way SE

Calgary | Active | MLS® A2351763

$260,000









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1978**	**1,182.1 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

WELCOME TO #83, 3745 FONDA WAY SE - AN INVITING 3-BEDROOM TOWNHOME OFFERING COMFORT, FUNCTIONALITY, AND EXCELLENT EVERYDAY CONVENIENCE IN THE ESTABLISHED COMMUNITY OF FOREST HEIGHTS! Whether you're a FIRST-TIME HOMEBUYER looking to enter the Calgary real estate market, a family searching for a practical home, or an INVESTOR exploring an opportunity in a well-connected neighborhood, this property offers a wonderful combination of LIVING SPACE, LOCATION, AND POTENTIAL. This thoughtfully arranged home features THREE BEDROOMS, ONE FULL 4-PIECE BATHROOM, and a functional multi-level layout designed to accommodate everyday living. The welcoming interior provides comfortable spaces for relaxing, spending time with family, and entertaining guests. Step inside and discover a practical main living area with a comfortable LIVING ROOM that serves as a welcoming gathering place for family and friends. The adjoining dining space offers a convenient setting for everyday meals, while the kitchen provides a dedicated area for meal preparation and household essentials. The functional arrangement makes it easy to enjoy the home's living and dining spaces while maintaining a comfortable environment for everyday activities. The upper level provides flexibility for a variety of household needs. Whether you require bedrooms for family members, a guest room, or a dedicated HOME OFFICE, the additional rooms allow you to adapt the home to your lifestyle. A FULL 4-PIECE BATHROOM completes the bedroom accommodation. Additional features include IN-UNIT LAUNDRY, PRACTICAL STORAGE SPACE, AND AN ASSIGNED PARKING STALL CONVENIENTLY LOCATED IN FRONT OF THE UNIT, adding functionality to everyday living. One of the property's greatest advantages is its CONVENIENT FOREST HEIGHTS LOCATION. Enjoy access to nearby SCHOOLS, SHOPPING CENTRES, GROCERY STORES, RESTAURANTS, DAYCARE FACILITIES, AND PUBLIC TRANSPORTATION. The nearby MARLBOROUGH SHOPPING AREA provides convenient access to everyday essentials, including Walmart and a variety of retail and dining options. Proximity to the MARLBOROUGH LRT STATION and major commuter routes, including MEMORIAL DRIVE AND 36 STREET SE, makes travelling to other parts of Calgary more convenient. For buyers looking for a home that combines an established neighbourhood with practical living space, this property offers an appealing opportunity. The THREE-BEDROOM LAYOUT provides added versatility, while the convenient parking and proximity to everyday amenities make it a practical choice for homeowners and investors alike. AN EXCELLENT OPPORTUNITY TO MAKE HOMEOWNERSHIP YOUR NEXT CHAPTER IN FOREST HEIGHTS! BOOK YOUR PRIVATE SHOWING TODAY AND DISCOVER THE POSSIBILITIES AT #83, 3745 FONDA WAY SE!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351763
Bedrooms	3
Bathrooms	1
Year Built	1978
Property Type:	Residential

Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,182.1 sq. ft.
Main Level Finished Area:	608.8 sq. ft.
Upper Level Finished Area:	573.3 sq. ft.
Condo Fee:	$417.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1978 (Age: 48)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	7811206

Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Linoleum, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Green Meadow
Community:	Forest Heights
Amenities:	Garbage Chute, Playground, Snow Removal, Trash, Visitor Parking
Appliances:	Dryer, Electric Stove, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Balcony · 7'8" × 4'9" ·

Main Floor	Kitchen · 10'9" × 10'1" ·
Main Floor	Living Room · 13'11" × 9'6" ·
Main Floor	Bedroom · 11'5" × 8' ·
Main Floor	Laundry · 11'3" × 5'7" ·
Main Floor	Dining Room · 13'11" × 6'2" ·
Upper Level	Storage · 5'7" × 4'7" ·
Upper Level	Bedroom · 12'5" × 11'5" ·
Upper Level	Walk-In Closet · 5'7" × 4'6" ·
Upper Level	Bedroom - Primary · 11'8" × 9'5" ·
Lower Level	Entrance · 6'3" × 3'2" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Wood Counters
Exterior Features:	None
Patio And Porch Features:	Balcony(s)
Lot Features:	Other, See Remarks
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone E
Zoning:	M-C1
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/83-3745-fonda-way-se-calgary-a2351763/

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Data was last updated November 25, 2026 at 04:05 PM (UTC)

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