

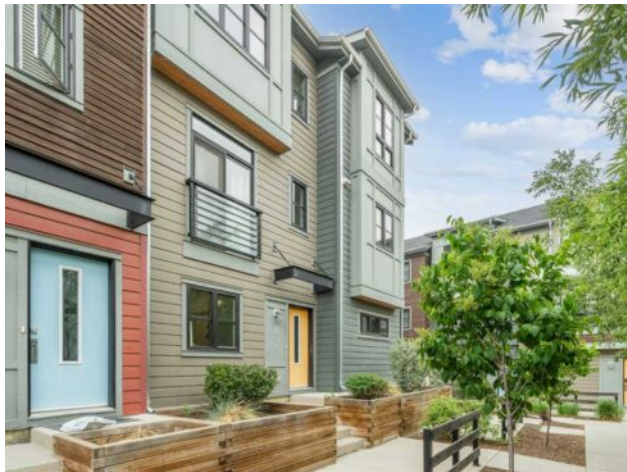


**GRASSROOTS**  
REALTY GROUP

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**256 Walden Path SE**  
**Calgary, Alberta**

**MLS # A2243541**



**\$439,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,417 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Composite Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 320

**LLD:** -

**Zoning:** M-X1

**Utilities:** -

**Inclusions:** AC UNIT

---OPEN HOUSE SUNDAY from 3-5 PM--- BOOK A VIEWING BEFORE IS GONE! This beautiful townhome in Walden has been incredibly well-maintained and offers something special - a peaceful courtyard setting with surprisingly low condo fees. What I love about this home is how bright and welcoming it feels the moment you walk in, with natural light flowing throughout the open main level. The kitchen is truly the heart of the home, featuring gorgeous quartz countertops and a gas stove that's perfect for those who love to cook, plus you'll have plenty of space to entertain on the large west-facing balcony with its own gas hookup. Upstairs, you'll find two spacious primary bedrooms, each with their own full ensuite and walk-in closet - a setup that works beautifully for families or those who want a home office. Recent updates include fresh carpeting and a new AC system that'll keep you comfortable during our hot Calgary summers. Parking is a breeze, enjoy a comfortable double heated garage. The private courtyard and shared gazebo area with fire pit create a wonderful community feel while still giving you your own space. . The location is fantastic - you can easily walk to shopping, schools, and parks, and you're well-connected to major routes for commuting. This is truly a move-in ready home where you can just settle in and start enjoying life. Book your viewing today!