

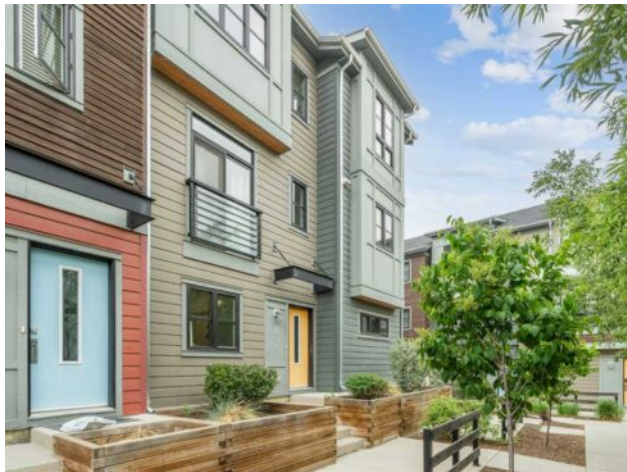


GRASSROOTS
REALTY GROUP

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256 Walden Path SE
Calgary, Alberta

MLS # A2243541



\$449,900

Division:	Walden		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,417 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
Lot Size:	-		
Lot Feat:	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

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!