



GRASSROOTS
REALTY GROUP

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63 Walden Walk SE
Calgary, Alberta

MLS # A2243613



\$438,900

Division:	Walden		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,448 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 389
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: N/A

Welcome to our newest listing in the sought-after community of Walden SE! Step into the inviting foyer with convenient access to the staircase. The main level features a tandem garage and a utility room, offering ample storage and functionality. On the second level, you'll find a stunning kitchen equipped with all modern appliances, seamlessly connected to the spacious dining area and cozy living room. Enjoy your morning coffee or evening relaxation on the balcony, extending your living space outdoors. The third level boasts a dedicated laundry room with high-quality German washer and dryer. A well-sized bedroom with a walk-in closet and a 4-piece bathroom complements the level. The primary suite offers a generous walk-in closet and a luxurious ensuite bathroom, creating a private retreat.