

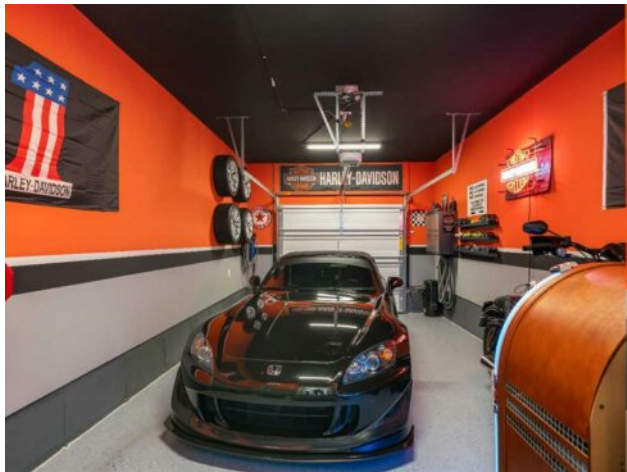


GRASSROOTS
REALTY GROUP

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2446 210 Avenue SE
Calgary, Alberta

MLS # A2248176



\$399,000

Division:	Walden		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,020 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Faces Rear, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 161
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, Storage		

Inclusions:	N/A
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PRIDE OF OWNERSHIP!!! VERY LOW CONDO FEES @ \$161 PER MONTH. Modern Luxury Meets Everyday Comfort in Walden. Step into sophistication the moment you arrive at this stunning 2-bedroom, 2-bathroom townhouse in the sought-after community of Walden. Upon entry, you're greeted by soaring ceilings and massive windows that flood the space with natural light, creating an open, airy ambiance. Your attached garage isn't just a place to park—it's a fully customized mancave. Professionally finished with drywall, sleek painted walls, and durable epoxy floors, it's the perfect space to showcase your passions, work on projects, or simply unwind in style. The thoughtfully placed mudroom sits between the garage and the main entry, adding convenience and function to your daily routine. Inside, the flow between the living room, dining area, and kitchen feels effortless—ideal for entertaining or relaxing. Elegant feature walls and expansive plank flooring set the tone, while the chic kitchen, complete with a quartz countertop reminiscent of a classic Italian kitchen, invites you to cook and create. Upstairs, you'll find two spacious bedrooms. The primary suite boasts a private ensuite adorned with luxurious finishes, offering a personal retreat where comfort meets indulgence. Located in the vibrant and master-planned community of Walden, you're steps from scenic pathways, lush parks, boutique shops, and inviting cafés. With quick access to major roadways, downtown Calgary and surrounding areas are just a short drive away—making this home the perfect blend of style, convenience, and community living.