



GRASSROOTS
REALTY GROUP

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56 Walden Walk SE
Calgary, Alberta

MLS # A2253135



\$412,500

Division:	Walden		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,408 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:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 389
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Dishwasher, Dryer, Electric Stove, Microwave Hood fan, Refrigerator, Washer, Garage Door opener, Air Conditioner

Welcome to this beautifully appointed townhome in the heart of Walden, offering 1,408 sq ft of stylish living across two levels. Thoughtfully designed with open spaces, custom details, and a smart layout, this home is perfect for modern lifestyles. The open-concept main floor is bright and inviting, featuring a sleek kitchen with quartz countertops, a flat-top peninsula island, and stainless steel appliances. Double doors lead to your private balcony ideal for BBQs, morning coffee, or relaxing evenings. The spacious dining area flows into a cozy living room complete with a custom entertainment centre with built-ins. Air conditioning keeps the entire space comfortable year-round. Upstairs, the primary suite is a true retreat, complete with a walk-in closet and a stylish 3-piece ensuite bathroom. A second well-sized bedroom is served by its own full bathroom, providing comfort and privacy for family members or guests. A convenient half bath is located on the main floor, while upstairs laundry adds ease to daily routines. The versatile den offers space for a home office, fitness area, or creative studio. Parking and storage are well accommodated with a 2-car tandem garage, and the front patio area provides an additional outdoor retreat. Walden is one of Calgary's most sought-after southeast communities, known for its scenic pathways, wetlands, and parks alongside everyday conveniences. Shopping, restaurants, and services at the Gates of Walden are just minutes away, with nearby schools and quick access to Macleod Trail and Stoney Trail for easy commuting. This home combines modern style, functional design, and the warmth of community living—an exceptional opportunity in Walden. Don't miss your chance to see this one today. You won't be disappointed.

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