



GRASSROOTS
REALTY GROUP

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132 Walden Gate SE
Calgary, Alberta

MLS # A2253713



\$424,900

Division:	Walden		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,190 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 372
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cedar, Composite Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, See Remarks, Vaulted Ceiling(s)		

Inclusions: Central AC as is, 2x TV Mount, 2 Garage Remotes

Well laid out, two bedroom, 2.5 bathroom townhome with double detached garage, private fully fenced yard and located within walking distance to restaurants, a grocery store, public transportation and parks. Recent updates to this property include luxury vinyl plank flooring on the stairs and upper level (no carpet in this home!), new furnace humidifier, and new garage door opener. The thoughtfully designed main floor features an open-concept layout with a spacious living room, a kitchen with pantry, a quartz island with seating, and a bright dining nook that has windows that look out at your yard. A rear mudroom with closet and coat hooks and a powder room complete this level. Upstairs there are two primary suites each with walk-in closets and ensuites. The front primary bedroom offers a vaulted ceiling and expansive windows. The unfinished basement has a laundry area, utilities, and a bathroom rough-in for future development. The private yard has a concrete patio and access to the double detached garage with new garage door opener. Paved alley with some space for residents or visitors to park in. This pet friendly, 16 unit townhome complex is conveniently located just steps from all of the amenities at The Gates of Walden shopping complex and easy access in and out of the neighbourhood make this a great location to call home!