



GRASSROOTS
REALTY GROUP

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25 Walden Common SE
Calgary, Alberta

MLS # A2260020



\$415,800

Division:	Walden		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,134 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Driveway, Garage Faces Rear, Insulated, Tandem		
Lot Size:	-		
Lot Feat:	Few Trees, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 283
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Open Floorplan, Stone Counters, Storage		

Inclusions: N/A

Looking for a low-maintenance, stylish, and affordable home in a great location? Whether you're buying your first place or ready to simplify and downsize, this move-in ready townhome in the heart of Walden is the perfect fit! You'll love the open concept main floor with 9 foot ceilings. The modern kitchen features quartz countertops, stainless steel appliances, and spacious pantry—all flowing into a bright dining/living area with hardwood floors. The outdoor space offers a west facing balcony for evening BBQs (gas hookup included!). Upstairs, enjoy the privacy of two large bedrooms, each with access to their own full bathroom (great for roommates or guests!). The primary suite has two closets and a beautiful 3 piece ensuite. Plus, upstairs laundry means no more hauling baskets up and down stairs. Additional highlights include: Double tandem garage + driveway = room for 3 vehicles or extra storage, low condo fees for easy budgeting, steps to shops, restaurants, walking paths, and Walden Pond, quick access to Stoney Trail & Macleod Trail This home is in pristine condition, feels like new, and offers everything you need without the upkeep of a detached home.