



**GRASSROOTS**  
REALTY GROUP

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2454 210 Avenue SE  
Calgary, Alberta

MLS # A2264054



**\$365,000**

Division:	Walden		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,034 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, 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:	Breakfast Bar, Quartz Counters, Tile Counters		

Inclusions: None

WOW &ndash; Pride of Ownership Shines Throughout! This immaculately maintained unit feels like new and is tucked away in a quiet location. From the moment you enter, you&rsquo;ll be impressed by the thoughtful layout and modern finishes. The contemporary kitchen features stunning quartz countertops, stainless steel appliances, and flows seamlessly into a spacious living room that opens onto a covered balcony &ndash; perfect for relaxing or entertaining. The primary bedroom offers a generous layout with a 3-piece ensuite, while the second bedroom is conveniently located next to a 4-piece main bathroom. Pride of ownership is clearly visible throughout the home. Additional highlights include, Single attached garage, covered parking stall &ndash; for a total of 2 parking spaces. Close proximity to a soon-to-open K-9 school. Walking distance to daycare, gym, and retail shops like Domino&rsquo;s Pizza. This unit is Move-in ready! Whether you're a first-time buyer, downsizer, or investor, this home is an excellent opportunity. Don't miss out!