



GRASSROOTS
REALTY GROUP

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222 Walden Gate SE
Calgary, Alberta

MLS # A2277197



\$459,900

Division:	Walden		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,223 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 362
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame, Wood Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Ideally situated and just minutes from everyday amenities, this beautifully maintained townhome offers a well-designed, functional layout with a fully finished lower level and private rear yard. A bright main level features hardwood flooring, a well-equipped kitchen with an island and ample storage, and a dining room that openly communicates to the sunlit living room—ideal for both entertaining and everyday living. A convenient 2-piece bathroom, pantry, and mudroom complete this level. Upstairs, two spacious primary bedrooms impress with soaring ceilings and large walk-in closets. One features a private three-piece ensuite, while the other offers a four-piece ensuite. Completing the home is a fully finished lower level boasting a comfortable family room, additional bedroom, 4-piece bathroom, and laundry. Additional highlights include central air conditioning, a beautifully landscaped rear yard with charming garden beds, and a detached double garage providing extra storage and winter convenience. Enjoy all that Walden has to offer, including nearby schools, parks, playgrounds, walking paths, and quick access to Fish Creek Provincial Park, shopping, dining, and major roadways such as Stoney Trail, Macleod Trail, and Deerfoot Trail. This is an exceptional place for you to call home!