



**GRASSROOTS**  
REALTY GROUP

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**180 Walden Path SE**  
**Calgary, Alberta**

**MLS # A2277310**



**\$479,000**

|                  |                                           |               |                   |
|------------------|-------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Walden                                    |               |                   |
| <b>Type:</b>     | Residential/Five Plus                     |               |                   |
| <b>Style:</b>    | 3 (or more) Storey, Attached-Side by Side |               |                   |
| <b>Size:</b>     | 1,504 sq.ft.                              | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 3                                         | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Tandem            |               |                   |
| <b>Lot Size:</b> | 0.03 Acre                                 |               |                   |
| <b>Lot Feat:</b> | Corner Lot                                |               |                   |

|                    |                                                                                        |                   |        |
|--------------------|----------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                                             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                 | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt                                                                                | <b>Condo Fee:</b> | \$ 344 |
| <b>Basement:</b>   | None                                                                                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Wood Frame                                                           | <b>Zoning:</b>    | M-X1   |
| <b>Foundation:</b> | Poured Concrete                                                                        | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s) |                   |        |

**Inclusions:** Fresh Air Return

This beautiful 3-bedroom CORNER END UNIT shows pride of ownership in the vibrant community of Walden. There is over 1500sq feet featuring a lovely neutral palette with hardwood floors. Upon entry you will notice the bright open concept layout. The chef's kitchen is very light and stylish with stainless appliances and quartz countertops that all open up to an expansive living room with built-ins. The dining room is adjacent to the kitchen and has patio doors facing the deck equipped with a gas line for BBQ. There is also a convenient 2-piece bath and a broom closet to finish off this level. Upstairs there is a gorgeous Master suite with a spa like ensuite. On this level there are two more good sized bathrooms, laundry and a family bath with a large soaker tub. The main level is home to a foyer that leads to the double tandem garage that can fit two cars or part can be used as a gym with an attached electric heater. At the entrance there is a SW outdoor patio sitting area fenced in that is lovely for the summer evenings. Other features include an air-conditioner, humidifier, fresh air return system and loads of storage. Don't miss out on this ideal location with a pergola, fire pit and Adirondack chairs to enjoy right at your doorstep. There is also easy access to schools, restaurants, shopping, major highways and walking/bike trails. This is a great open feeling corner lot perfect for professionals and young families. Call for your showing today.