



**252 Walden Path SE
Calgary, Alberta**

MLS # A2290911



\$470,000

Division:	Walden		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,577 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.04 Acre		
Lot Feat:	Corner Lot, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 348
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: Door bell camera, Digital thermostat, Digital Pin Pads, TV Wall mounts, Air Conditioner, Wall Mounted shelves,

Welcome to this stylish and well-maintained 3-bedroom, 2.5-bathroom townhouse located in the vibrant community of Walden. Built in 2015 and thoughtfully designed for modern living, this inner-loop end unit offers added privacy while facing a quiet green space, creating a peaceful setting just steps from everyday conveniences. The bright and open main level features a contemporary layout perfect for both daily living and entertaining. Large windows allow natural light to fill the living room, while the modern kitchen showcases sleek cabinetry, quartz countertops, stainless steel appliances including a gas range, and ample counter space for cooking and gathering. The dining area flows seamlessly to the private balcony, creating a great space to enjoy morning coffee or relax in the evening. Upstairs, the home offers three comfortable bedrooms, including a spacious primary retreat complete with its own private ensuite bathroom. Two additional bedrooms and a full bathroom provide flexibility for family, guests, or a home office. The lower level provides access to the double tandem attached garage, offering secure parking and excellent storage, along with the added convenience of an additional outdoor parking stall. You will enjoy the a/c on those hot summer days that are just around the corner. One of the standout features of this home is its exceptional location. Residents will appreciate being just a short walk to the Township shopping area, with restaurants, groceries, cafes, and everyday amenities nearby. Outdoor enthusiasts will love the nearby parks, pathways, and green spaces, perfect for walking, biking, or enjoying the outdoors. Commuting is also easy with convenient access in and out of the community and quick connections to major routes. Offering modern design, functional living space, and a fantastic location, this home is an excellent

opportunity to enjoy comfortable townhouse living in one of Calgary's sought-after south communities.