



**160 Walden Path SE
Calgary, Alberta**

MLS # A2293873



\$440,000

Division:	Walden		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,404 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 323
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained 2 bedroom townhouse in the sought after community of Walden, a true example of pride of ownership. This bright and modern home features an open concept main floor with a stylish kitchen complete with sleek cabinetry, stainless steel appliances, a large island, and plenty of counter space, perfect for entertaining or everyday living. The dining area flows seamlessly into a spacious living room, creating a warm and inviting atmosphere. Upstairs, you’ll find two generously sized bedrooms, each offering its own private ensuite bathroom and walk in closet. Enjoy the convenience of a tandem single garage double depth, providing space for two vehicles plus additional storage. Located in the vibrant community of Walden, you’re just minutes from parks, pathways, shopping, restaurants, and all amenities. This move in ready home has been exceptionally cared for, don’t miss your opportunity to own in one of Calgary’s most desirable south communities. minutes from parks, pathways, shopping, restaurants, and all amenities. This move in ready home has been exceptionally cared for, don’t miss your opportunity to own in one of Calgary’s most desirable south communities.