



**8 Walden Walk SE**  
**Calgary, Alberta**

**MLS # A2304343**



**\$450,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,376 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 376
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Mixed, Wood Frame, Wood Siding	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		
<b>Inclusions:</b>	NO		

Welcome to this beautifully renovated townhouse in the highly sought-after Walden community! Located in a well-maintained complex, this home features a brand-new metal patio railing and offers the perfect blend of modern style and everyday convenience. Ideally situated in one of the best locations within the complex, it fronts onto a quiet street and includes a spacious back patio overlooking a park-like green space and landscaped walking path. Step inside and head upstairs to an expansive open-concept main level, where you'll find brand-new luxury vinyl plank flooring (100% waterproof), fresh modern light-tone paint, and an abundance of natural light streaming through large windows. The contemporary kitchen showcases elegant cabinetry, sleek quartz countertops, and a stylish backsplash, SS appliances. Just off the kitchen is a large balcony—perfect for enjoying summer evenings or your morning coffee. The main level also includes a convenient half bath, dining area, and a spacious living room that's ideal for entertaining family and friends. Upstairs, you'll discover two impressive primary bedrooms, each featuring its own private ensuite bathroom and walk-in closet—offering comfort, privacy, and functionality. The massive tandem garage provides plenty of room for parking, storage, a home gym, or even a workshop. Enjoy quick access to the many amenities of both Walden and Legacy, making this an unbeatable location for convenience and lifestyle. It is thoroughly cleaned and shampooed. (The main level RMS includes the entry level measurement 130.15 sqft. 611.71+130.15=741.86sqft) Don't miss this incredible opportunity to own a stunning townhouse in one of Calgary's most desirable communities. Schedule your private viewing today!