



GRASSROOTS
REALTY GROUP

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10 Walden Path SE
Calgary, Alberta

MLS # A2207837



\$450,000

Division:	Walden		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,416 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	None	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Storage		

Inclusions:	N/A
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Welcome to this spacious 1416 sq ft townhouse in the quiet and family-friendly community of Walden! Enjoy the convenience of being just a 5-minute walk to Township Shopping Center and a short distance from schools. This home boasts a highly desirable double tandem garage with lots of storage room and extra parking available on the driveway. Inside, you'll find a thoughtfully designed layout featuring two large primary bedrooms, each complete with its own ensuite bathroom and walk-in closet – perfect for families or roommates. The upper floor laundry, conveniently located beside the bedrooms, adds to the ease of living. The open-concept main floor showcases a stylish kitchen with elegant quartz countertops, flowing seamlessly into large living and dining areas. Beautiful wood laminate floors run throughout this level. Step out from the kitchen onto a large deck, ideal for BBQs and outdoor enjoyment. This unit enjoys a prime central location within the complex, offering views overlooking the park space. Commuting is a breeze with its close proximity to MacLeod Trail and the ring road. Don't miss the opportunity to make this wonderful townhouse your new home!