

22 Walden Path SE
Calgary, Alberta

MLS # A2216337



\$450,900

Division:	Walden		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,598 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 311
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: NA

Modern Townhouse with Dual Master Suites! Welcome to this beautifully maintained modern townhouse featuring two spacious master bedrooms, each with its own en suite bathroom, plus a versatile den and a total of 2.5 baths. Designed for comfort and style, this home boasts numerous upgrades throughout, offering a move-in-ready experience. Located in a quiet, well-kept complex with lush green space and a cozy fire pit, it's perfect for relaxing or entertaining. Just steps from shopping, transit, and a new library currently under construction across the street—this location combines convenience and community charm. Furniture is negotiable, and immediate occupancy is available.