

10 Walden Walk SE  
Calgary, Alberta

MLS # A2219755



**\$449,900**

Division:	Walden		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,355 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 365
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Tucked away on a quiet green pathway in the heart of Walden, this stylish 2 bedroom, 2.5 bathroom modern townhome offers the perfect blend of comfort, convenience, and serenity. With a double tandem garage, air conditioning, and a thoughtfully designed open-concept layout, this home is ideal for professionals, couples, or small families looking for low-maintenance living in a peaceful, park-like setting. Step inside to a bright, contemporary main floor featuring hardwood flooring, large windows, and a functional layout. The kitchen is sleek and inviting, pendant lighting, stainless steel appliances - illuminated with beautiful glass double doors and transom windows. The open dining and living areas flow seamlessly to a private balcony, ideal for morning coffee or evening relaxation. Upstairs, you'll find two spacious bedrooms, upstairs laundry, 4pc bath, as well as a den, just perfect a home office or a kids play area! The primary suite offers a walk-in closet and a well-appointed 3pc ensuite. The double tandem garage provides parking for two vehicles, with extra space for bikes, storage, or a workshop area. With central air conditioning, you'll stay cool and comfortable all summer long. Set in a quiet, beautifully landscaped complex surrounded by a tranquil greenspace pathway, this home offers both privacy and connection to nature, while being just minutes from shopping, restaurants, schools, and transit.