

10 Walden Path SE  
Calgary, Alberta

MLS # A2207837



**\$425,000**

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

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

**Inclusions:** N/A

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!