

26 Walden Path SE
Calgary, Alberta

MLS # A2180439



\$455,000

Division:	Walden		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,383 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 278
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Quick Possession! Pets allowed with Board Approval. If you are looking for a beautiful townhome in a great location, with a double attached garage 2 bedrooms and an office for work at home you have found it! Quick possession and Walking distance to amazing restaurants & shopping at Township Shopping Centre what could be more perfect than this! The location could not get any better! The central park just outside your front door adds an extra oasis to get away from it all and you have a ground level patio for morning sun in the front and a West facing patio in the back to enjoy sun all day long! A quiet location what could be better! Low condo fees and in like new condition this stunning condo has over 1,300 sq ft of developed living space. The bright, open-concept main floor features a welcoming living room filled with natural light and beautiful hardwood floors. The modern kitchen is a chef's dream with quartz countertops, stainless steel appliances, a breakfast bar and patio doors leading to a sunny west-facing deck. Upstairs, the primary suite serves as a peaceful retreat with a roomy walk-in closet and a private 3-piece ensuite with quartz counters & a large glass & tile shower. The upper level has a flex room that is perfect for a home office plus another spacious bedroom, 4-piece bathroom with soaker tub & quartz counters. With laundry on the upper level there is no lugging laundry up and down stairs! The insulated double tandem garage provides ample storage space, and the well-managed complex offers low condo fees. Ideally located near schools, parks, shopping, and pathways, this is an excellent opportunity to own a home in show home condition!