

# \$450,000 - 10 Walden Path Se, Calgary

MLS® #A2207837

**\$450,000**

2 Bedroom, 3.00 Bathroom, 1,416 sqft

Residential on 0.03 Acres

Walden, Calgary, Alberta

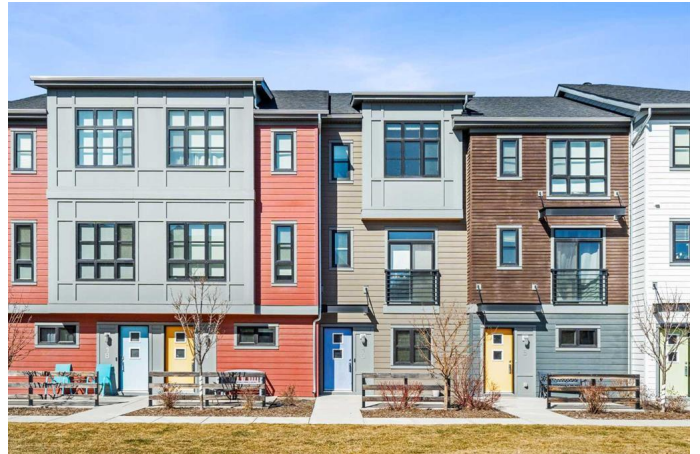
Welcome to this spacious 1416 sq ft townhouse in the quiet and family-friendly community of Walden! Enjoy the convenience of being just a 5-minute walk to Township Shopping Center and a short distance from schools. This home boasts a highly desirable double tandem garage with lots of storage room and 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!

Built in 2015

## Essential Information

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Price	\$450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,416
Acres	0.03
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	10 Walden Path Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4C4

### Amenities

Amenities	Gazebo, Park, Snow Removal, Trash, Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached, Driveway, Tandem
# of Garages	2

### Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Storage
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Backs on to Park/Green Space, Front Yard

Roof	Asphalt Shingle
Construction	Mixed, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	15
Zoning	M-X1

### **Listing Details**

Listing Office	TREC The Real Estate Company
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