



161 Walden Manor Calgary Alberta

\$569,000

Exceptional Excel built, two-story home "The Arlington" featuring an open concept floor plan. Spacious kitchen featuring dark & rich extended cabinets, an island with flush eating bar, and a new dual sink. Black appliances with over-the-range microwave, built-in computer desk area, pantry, and tiled backsplash. This well-maintained home also features 9-foot ceilings. Hardwood floors in kitchen and spacious dining nook, tile flooring in bathrooms, neutral paint throughout, gas fireplace with mantle & tile surround in great room and tiled foyer with built-in bench area. The backyard is fully fenced and has a deck and patio area. The basement is undeveloped awaiting your creative ideas and it does have a rough-in for a bathroom. Located on a quiet street. tenant occupied. Walden was the first community to attain all 11 of the City of Calgary's sustainability principles. The community was built with a forward-thinking design that includes natural space as an integral part of the community, not as an afterthought. Everything you need including schools and shopping, parks and playgrounds are all close by! Seller to include Automatic and remote operated blinds from Zarabella which cost about 4k. (id:6769)

Laundry room 7.33 Ft x 8.00 Ft
Bedroom 13.75 Ft x 17.67 Ft
Family room 13.75 Ft x 17.67 Ft
Storage 17.00 Ft x 6.50 Ft
Other 8.00 Ft x 7.33 Ft
Living room 14.25 Ft x 10.58 Ft
Kitchen 13.75 Ft x 12.33 Ft
Dining room 6.58 Ft x 12.42 Ft

Other 4.17 Ft x 3.92 Ft
2pc Bathroom 5.33 Ft x 5.67 Ft
Primary Bedroom 14.00 Ft x 11.58 Ft
4pc Bathroom 7.92 Ft x 6.67 Ft
Bedroom 9.33 Ft x 9.33 Ft
4pc Bathroom 10.92 Ft x 4.92 Ft
Bedroom 9.17 Ft x 9.33 Ft

Listing Presented By:



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TREC The Real Estate Company



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