



# 356 Walden Parade Calgary Alberta

\$439,000

Explore this conveniently located complex of built in 2015 townhomes. The large shopping centre is just across the road and Macleod Trail and Stoney Trail are within easy reach. Wide-plank wooden flooring is found throughout the main floor. It features an open plan with a soaring 9' ceiling, and big windows to let the light shine. A large dining area separates the kitchen and living room without ruining the main floor's open concept. Within the kitchen, the stainless-steel appliances are accentuated by contemporary white cabinets. A sizeable living room is open to a large east-facing balcony with a BBQ gas line - a perfect place to unwind at the end of the day. Upstairs you'll find two well-sized bedrooms with full en-suite bathrooms and walk-in closets. One of the bathrooms has two doors that open to the second bedroom and hallway. The laundry is conveniently located on the same floor. A single garage takes the work out of ice scrapping in the winter plus there is an additional parking in a long driveway. A maximum of 2 dogs and 1 cat or 1 cat and 2 dogs are allowed with the board's approval. No dangerous pets are permitted. Last but not least, the monthly condo fees of \$253 will fit any budget. This impeccably appointed home is bound to capture your attention. Don't hesitate! (id:6769)

Living room 3.50 M x 4.04 M

Dining room 2.71 M x 2.65 M

Kitchen 4.00 M x 4.00 M

Primary Bedroom 3.28 M x 3.32 M

Bedroom 3.13 M x 3.29 M

3pc Bathroom .00 M x .00 M

4pc Bathroom .00 M x .00 M

Den 4.04 M x 3.35 M

Storage 1.53 M x 1.35 M

Listing Presented By:



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