

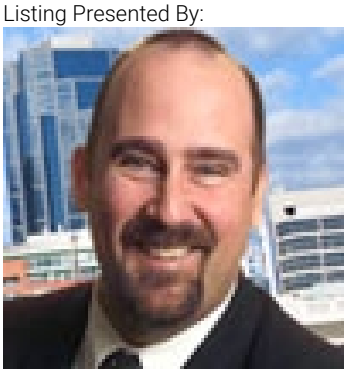
2474 210 Avenue Calgary Alberta

$352,000

Some communities you buy into. Walden you settle into. Morning laps around the Walden ponds, the pathway network along 194th, groceries and a gym you can walk to at Walden Gate, Fish Creek Park minutes up the road, and Stoney Trail right there when the mountains or the airport are calling. Welcome to 2474 210 Avenue SE.This bright, low-maintenance townhome offers just over 1,000 sq ft of thoughtfully designed above-grade living, starting with what few homes at this price offer: a private single attached garage, with its own foyer, storage and utility room on the entry level. Park inside, drop your things, head up.The main living level is open, airy and made for real life. The kitchen anchors one end with engineered stone countertops, generous cabinetry and full prep space, opening to a dining area that comfortably seats four to six and a living room beyond. And here is what sets this one apart: a full south exposure that floods the home with natural light all day long and keeps it warm and welcoming right through a Calgary winter. Step out to your private south-facing balcony for morning coffee, evening barbecues and long summer nights.Upstairs, both bedrooms are true doubles, each with its own closet and its own bathroom. The primary is a genuine retreat with a private 3-piece ensuite, while the second bedroom sits beside a full 4-piece bath, ideal for a guest room or the home office you actually want to work in. Upper-level laundry means no hauling baskets up and down stairs.No yard to mow, no walks to shovel, no basement to finish, and condo fees of just $161.24 per month. Genuinely affordable ownership in one of south Calgary's friendliest and most diverse communities, with schools, playgrounds, daycare, restaurants and retail all close at hand.First-time buyer stepping out of a rental. Downsizer ready to lock the door and travel. Young couple who would rather ...

Other 13.25 Ft x 7.67 Ft
Kitchen 11.08 Ft x 8.67 Ft
Dining room 6.17 Ft x 9.00 Ft
Living room 11.75 Ft x 12.17 Ft
Primary Bedroom 11.67 Ft x 9.83 Ft
3pc Bathroom 8.58 Ft x 4.92 Ft
4pc Bathroom 8.25 Ft x 4.92 Ft
Bedroom 8.83 Ft x 9.83 Ft
Furnace 7.58 Ft x 2.92 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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