



# 252 Walden Path Calgary Alberta

\$470,000

OPEN HOUSE SATURDAY MARCH 7TH 2PM-4PM. Welcome to this stylish and well-maintained 3-bedroom, 2.5-bathroom townhouse located in the vibrant community of Walden. Built in 2015 and thoughtfully designed for modern living, this inner-loop end unit offers added privacy while facing a quiet green space -- creating a peaceful setting just steps from everyday conveniences. The bright and open main level features a contemporary layout perfect for both daily living and entertaining. Large windows allow natural light to fill the living room, while the modern kitchen showcases sleek cabinetry, quartz countertops, stainless steel appliances including a gas range, and ample counter space for cooking and gathering. The dining area flows seamlessly to the private balcony, creating a great space to enjoy morning coffee or relax in the evening. Upstairs, the home offers three comfortable bedrooms, including a spacious primary retreat complete with its own private ensuite bathroom. Two additional bedrooms and a full bathroom provide flexibility for family, guests, or a home office. The lower level provides access to the double attached garage, offering secure parking and excellent storage, along with the added convenience of an additional outdoor parking stall. One of the standout features of this home is its exceptional location. Residents will appreciate being just a short walk to the Township shopping area, with restaurants, groceries, cafes, and everyday amenities nearby. Outdoor enthusiasts will love the nearby parks, pathways, and green spaces, perfect for walking, biking, or enjoying the outdoors. Commuting is also easy with convenient access in and out of the community and quick connections to major routes. Offering modern design, functional living space, and a fantastic location, this home is an excellent opportunity to enjoy comfortable townhouse living in one of Calgary's...

2pc Bathroom 4.92 Ft x 5.17 Ft  
 Dining room 10.75 Ft x 12.25 Ft  
 Kitchen 11.67 Ft x 12.42 Ft  
 Living room 20.33 Ft x 14.08 Ft  
 3pc Bathroom 8.00 Ft x 7.17 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft  
 Bedroom 10.75 Ft x 9.75 Ft  
 Bedroom 9.92 Ft x 10.17 Ft  
 Primary Bedroom 11.75 Ft x 15.33 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca