

\$390,000 - 2472 210 Avenue Se, Calgary

MLS® #A2088688

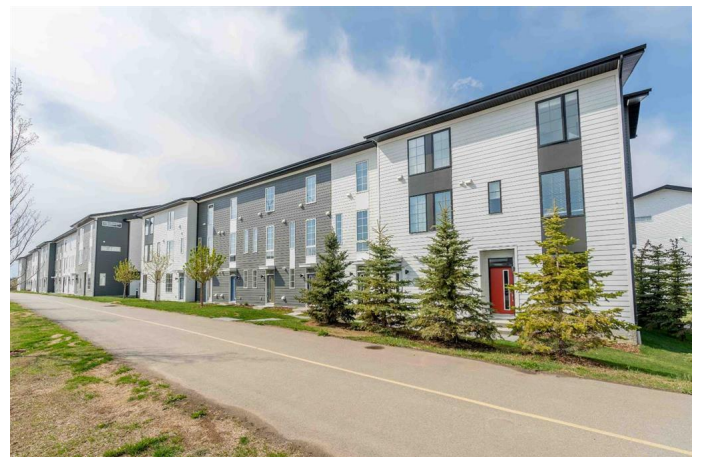
\$390,000

2 Bedroom, 2.00 Bathroom, 914 sqft

Residential on 0.00 Acres

Walden, Calgary, Alberta

Built in 2022 This 2 bedroom townhouse promotes a convenient, low-maintenance lifestyle! Pull right into your attached, garage and proceed into the above grade entry level. The bright and open main floor is basked in natural light with 9â€™™ ceilings, upgraded Vinyl Plank flooring throughout the upper two levels and a stylish design that is modern and sophisticated yet practical. Clear sightlines allow for easy interaction between all the main rooms, perfect for entertaining. Inviting relaxation, the living room bathed in natural light encourages a seamless indoor/outdoor lifestyle featuring patio sliders that lead to the expansive balcony. The gorgeous kitchen encourages culinary explorations with timeless subway tile backsplash, an abundance of full-height cabinetry, stainless steel appliances and a large breakfast bar island for everyone to gather around. Adjacently the casually elegant dining room offers plenty of room for family meals as well as hosting larger gatherings. Conveniently. Laundry is ideally found on the upper level along with the 2 spacious bedrooms. The master is a calming oasis boasting dual closets and a luxuriously private 4-piece ensuite, no more sharing! Both bedrooms are very generously sized. Parking will never be an issue with additional driveway parking for guests while your vehicles stay out of the elements in the garage. All this and an unbeatable location in this family-oriented community chocked full of pathways that wind around the ponds and parks. Within walking



distance is every amenity including the numerous shops and restaurants (with more on the way!) at the Township Shopping District. Simply a phenomenal, new home with stylish European influences in a great complex with low condo fees and an outstanding location!

Built in 2022

Essential Information

MLS® #	A2088688
Price	\$390,000
Sold Price	\$390,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	914
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	2472 210 Avenue Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2x4c2

Amenities

Amenities	Park, Parking, Playground, Visitor Parking
Parking Spaces	1
Parking	Concrete Driveway, Garage Door Opener, Single Garage Attached

Interior

Interior Features	Closet Organizers, Granite Home
Appliances	Dishwasher, Dryer, Electric Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Basement	None



Exterior

Exterior Features	Playground, Private Entrance, Rain Gutters
Lot Description	Few Trees, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Veneer, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2023
Date Sold	November 3rd, 2023
Days on Market	15
Zoning	M-1 d100
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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