

\$460,000 - 9 Walden Walk Se, Calgary

MLS® #A2110805

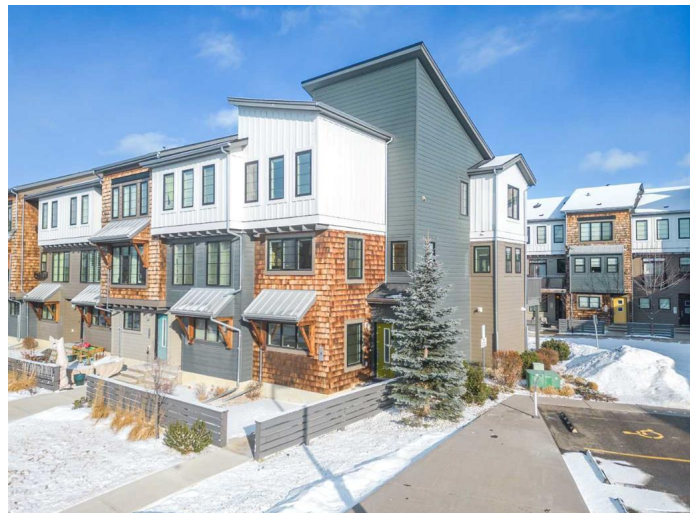
\$460,000

3 Bedroom, 3.00 Bathroom, 1,712 sqft

Residential on 0.04 Acres

Walden, Calgary, Alberta

Welcome to this immaculate 3 story townhome, The Edison, built by Avi Homes. This great corner unit is flooded with natural light and features large windows throughout. Upon entering the lower front area, you will find a spacious flex room with a generous closet for storage. this room can serve as an office, gym, reading room, or extra TV room. the space is equipped with an electrical wall heater that warms it up very nicely. This main floor boasts 9 foot ceilings, a modern kitchen with an island, quartz countertops, a gas stove, pantry and an extra closet for storing the vacuum attachments, brooms, and more. Additionally , there is an electric fireplace in the cozy living room,, a 2-pc bathroom, a desk nook, and doors leading to a large balcony with ample furniture space and a gas barbecue hook up-perfect for summer evenings. The upper level offers 3 bedrooms, a 3 pc ensuite, an additional 4 pc bathroom, stacked washer and dryer. There is fully finished, heated (electrical wall heater) single attached garage with water, an attached furnace room with ample storage space. There is additional parking in the driveway as well as visitor parking conveniently located nearby. Enjoy more sun on the southwest spacious concrete patio out front. This unit shows very well and is move-in ready. With great access to all shopping, park, Stoney trail ring road, the pathways of Fish Creek park and also Sikome Lake, this townhome offers great value. Don't miss out - schedule a viewing



today!

Built in 2013

Essential Information

MLS® #	A2110805
Price	\$460,000
Sold Price	\$495,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,712
Acres	0.04
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	9 Walden Walk Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X0Y4

Amenities

Amenities	Car Wash, Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Driveway, Garage Door Opener, Heated Garage, Insulated, Leased, Plug-In, Rear Drive, Single Garage Attached

Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas, Space Heater
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Metal Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 2nd, 2024
Days on Market	2
Zoning	M-1 d75
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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