

\$435,000 - 32 Walden Walk Se, Calgary

MLS® #A2112721

\$435,000

2 Bedroom, 3.00 Bathroom, 1,343 sqft

Residential on 0.03 Acres

Walden, Calgary, Alberta

UPDATED PRICE! Welcome to the Edison! Featuring 2 BEDROOMS + DEN upper level layout, it also offers a 2-CAR GARAGE + FULL DRIVEWAY FOR A 3RD CAR/FULL SIZE PICKUP, AND Central Air Conditioning! Built by Calgary's well respected builder, Avi Urban, this beautiful townhouse is located on Walden Walk, an exclusive space where all the homes face onto a quaint grassy promenade showing off each unit's architectural style (note the front patio too)! The entry level is where you'll find the double garage to the side, and extra wide near the garage door allowing for additional storage. This space could be divided and used as a shop space or office/den at the front thanks to its two windows, while still being able to park one car inside AND a 2nd on the full size driveway outside! Take the steps up to the second (main) level and you'll be pleasantly surprised with the BRIGHT west-facing kitchen giving enough space to store all your wares, along with an inviting balcony to soak up all of Calgary's famous year-round sun! A convenient eating bar faces into the kitchen, and behind it enough room for a dining table before giving way to the cozy living room that overlooks the greenspace out front. Upstairs (3rd level) you'll find the laundry where you need it most, and this level offers not only a spacious primary bedroom complete with 3-pc ensuite and walk-in closet, but a second bedroom, 4pc bath, AND a Den/Office/Storage/Nursery space that can



change to your needs over time! Donâ€™t forget that this unit also comes with Central Air Conditioning, a welcome addition with Calgary ever increasingly hot summer days. Located only a couple short blocks away from the Walden shopping area (Save-On-Foods, Starbucks, Mcdonald's, etc.) these units are especially hard to come by, so donâ€™t delay in booking your viewing! (Visitor Parking located at both ends of the Greenspace Promenade - SEE MAP)

Built in 2013

Essential Information

MLS® #	A2112721
Price	\$435,000
Sold Price	\$426,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,343
Acres	0.03
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	32 Walden Walk Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0Y4

Amenities

Amenities	None
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Parking Spaces	3
Parking	Double Garage Attached, Driveway, Garage Faces Rear, Off Street, Tandem

Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Backs on to Park/Green Space, See Remarks
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	April 22nd, 2024
Days on Market	45
Zoning	M-1 d75
HOA Fees	0.00

Listing Details

Listing Office	Stonemere Real Estate Solutions
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