

\$439,900 - 13 Walden Common Se, Calgary

MLS® #A2129082

\$439,900

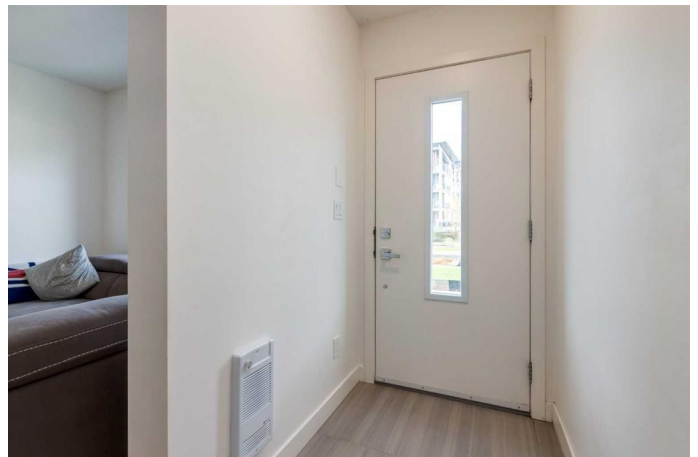
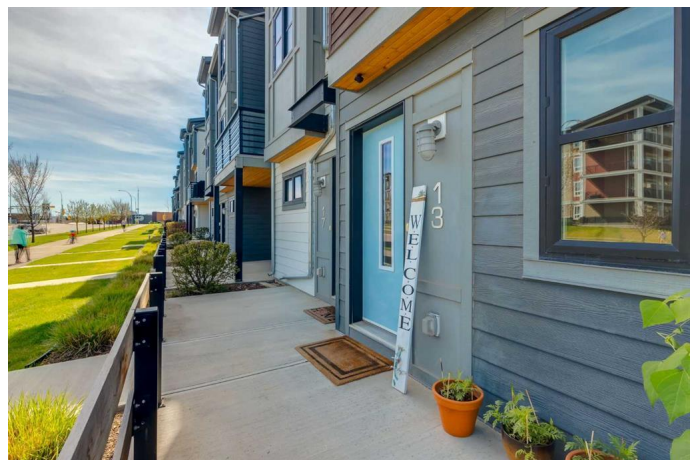
2 Bedroom, 2.00 Bathroom, 1,426 sqft

Residential on 0.03 Acres

Walden, Calgary, Alberta

OPEN HOUSE - SUNDAY 12 MAY 1-4 PM.

Located within Walden's highly sought-after community, this double-suite, air conditioned townhouse with 2 bedrooms and 2 bathrooms offers unparalleled convenience with easy access to Macleod Trail, 22X, and Stoney Trail. Township shopping center, with over 50 shopping options are just steps away! This 3-level unit has 1426 square feet and has been impeccably maintained by its owners and exudes a show home aura. As you step in from the attached garage, which features a full driveway, you're greeted by a versatile flex room which is ideal for a home office, gym, or guest bedroom. The interior showcases plush carpeting, engineered hardwood and tile flooring in elegant light tones. Ascending to the main floor, you will find a brightly lit kitchen, adorned with white quartz countertops, stainless steel appliances, and exquisite white cabinetry accented by under-counter lighting. Indulge in culinary endeavors with the 5-burner gas stove, while preparing your meals on the ample counter space. The adjacent dining area seamlessly connects the kitchen to the bright and inviting living space. Step through the patio doors onto the balcony, complete with a gas hook-up for barbecuing and the air conditioning unit. Upstairs, two generously sized bedrooms each feature their own full bathroom, one equipped with a tub/shower combo and the other, the expansive master bedroom, featuring a luxurious oversized shower. Premium window coverings adorn



almost every window, further enhancing the residence's allure. With low condo fees of \$253, this turnkey condo offers affordability without compromise. Longer possession is preferred, ensuring a seamless transition for the fortunate new owner.

Built in 2015

Essential Information

MLS® #	A2129082
Price	\$439,900
Sold Price	\$438,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,426
Acres	0.03
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	13 Walden Common Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4C4

Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Single Garage Attached

Interior

Interior Features	Quartz Counters
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Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 24th, 2024
Days on Market	14
Zoning	M-X1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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