

\$439,900 - 345 Walden Drive Se, Calgary

MLS® #A2148007

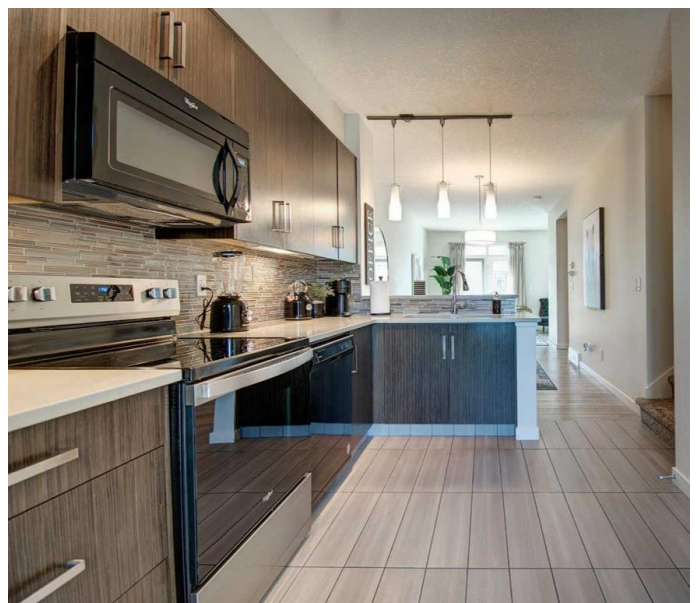
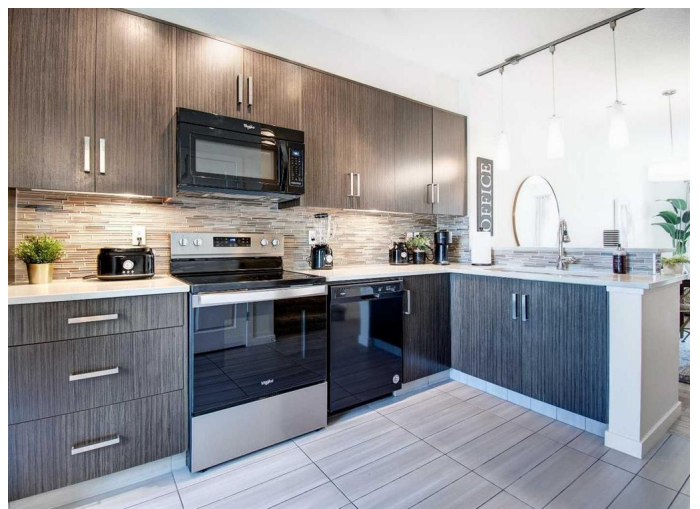
\$439,900

2 Bedroom, 3.00 Bathroom, 1,276 sqft

Residential on 0.02 Acres

Walden, Calgary, Alberta

It is my pleasure to introduce this exceptional townhome located in the heart of Walden. Amazing front curb appeal will have you wanting more. Stunning full open concept main level boasts a dream kitchen overlooking the dining and living room areas, making it perfect for entertaining your guests. Kitchen boasts plenty of cupboard space, quartz countertops with dual undermount sink, upgraded black appliances, pantry, and raised eating bar. The Juliet balcony invites both natural lighting and air flow while maintaining a style that is a good addition to this plan. Dining room will accommodate a larger table while the living room is a great spot to turn in for the night in front of the big screen. Tasteful hardwood and tile flooring dominate. Completing the main level is a sunny south facing balcony for the peaceful morning coffee. Upper level includes dual primary bedrooms each with their own full ensuite and dedicated upper laundry. Central air conditioning will have you beating the heat during these long and hot summer days. Double attached tandem garage offers ample space for your vehicles along with additional storage. This beautiful complex is mere steps to the shops and restaurants at the Gates of Walden. Blue Devil course is just down the hill and this area also has numerous parks and green spaces. Easy access to Macleod Trail, yet tucked away nicely in the community. Properties of this quality do not hit the market very often. Time to take advantage of this opportunity. You will



not be disappointed.

Built in 2013

Essential Information

MLS® #	A2148007
Price	\$439,900
Sold Price	\$435,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,276
Acres	0.02
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	345 Walden Drive Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0Y4

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Tandem

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 12th, 2024
Date Sold	August 2nd, 2024
Days on Market	21
Zoning	M-1 d75
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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