

\$439,000 - 356 Walden Parade Se, Calgary

MLS® #A2150927

\$439,000

2 Bedroom, 2.00 Bathroom, 1,351 sqft

Residential on 0.03 Acres

Walden, Calgary, Alberta

Explore this conveniently located complex of built in 2015 townhomes. The large shopping centre is just across the road and Macleod Trail and Stoney Trail are within easy reach. Wide-plank wooden flooring is found throughout the main floor. It features an open plan with a soaring 9' ceiling, and big windows to let the light shine. A large dining area separates the kitchen and living room without ruining the main floor's open concept. Within the kitchen, the stainless-steel appliances are accentuated by contemporary white cabinets. A sizeable living room is open to a large east-facing balcony with a BBQ gas line - a perfect place to unwind at the end of the day. Upstairs you'll find two well-sized bedrooms with full en-suite bathrooms and walk-in closets. One of the bathrooms has two doors that open to the second bedroom and hallway. The laundry is conveniently located on the same floor. A single garage takes the work out of ice scrapping in the winter plus there is an additional parking in a long driveway. A maximum of 2 dogs and 1 cat or 1 cat and 2 dogs are allowed with the board's approval. No dangerous pets are permitted. Last but not least, the monthly condo fees of \$253 will fit any budget. This impeccably appointed home is bound to capture your attention. Don't hesitate!

Built in 2016

Essential Information



MLS® #	A2150927
Price	\$439,000
Sold Price	\$441,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,351
Acres	0.03
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	356 Walden Parade 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	Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
-------------------	-----------------------

Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2024
Date Sold	July 30th, 2024
Days on Market	11
Zoning	M-X1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.