

\$514,999 - 116 Walden Lane Se, Calgary

MLS® #A2162563

\$514,999

3 Bedroom, 3.00 Bathroom, 1,248 sqft

Residential on 0.03 Acres

Walden, Calgary, Alberta

Introducing this brand-new, never-occupied townhouse located on a desirable corner lot in the family-friendly community of Walden. Designed with both style and functionality in mind, this 3 storey home offers an inviting open-concept floor plan that seamlessly connects the living room and kitchen area, with your balcony steps away, making it the perfect place for effortless entertaining! The kitchen is a chef's dream, featuring brand-new Whirlpool stainless steel appliances, quartz countertops and soft closing cabinets!

The upper level is a sanctuary of comfort and privacy, boasting a spacious primary bedroom with soaring ceilings, a walk-in closet, and a luxurious 4-piece ensuite. Two additional generously sized bedrooms, another 4-piece bathroom, and a convenient laundry room complete the upstairs layout.

One of the standout features of this property is the MASSIVE attached tandem garage, offering ample space for vehicles, storage, or a workshop. The home is also equipped with an advanced HRV (Heat Recovery Ventilation) system, ensuring a continuous flow of fresh air throughout the home.

Walden being a vibrant and newly developed community, this townhouse is perfect for families or anyone looking for a modern lifestyle with easy access to parks, schools, and all the amenities you need. An exceptional



opportunity awaits to claim this stunning property as your new home!

Built in 2024

Essential Information

MLS® #	A2162563
Price	\$514,999
Sold Price	\$500,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,248
Acres	0.03
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	116 Walden Lane Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2A7

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Guest, Insulated, Tandem

Interior

Interior Features	High Ceilings, Vinyl Windows, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Humidifier, Induction Cooktop,

	Refrigerator
Heating	Forced Air, High Efficiency, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Balcony
Lot Description	Corner Lot
Roof	Asphalt
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	December 4th, 2024
Days on Market	90
Zoning	M-G d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Key
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