



THE
A-TEAM

**RE/MAX
FIRST**

16 WALDEN Walk, Calgary T2X 0Y4

MLS®#: **A2157134** Area: **Walden** Listing Date: **09/12/24** List Price: **\$500,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2013** Abv Sqft: **1,486**
Lot Information Low Sqft:
 Lot Sz Ar: **1,399 sqft** Ttl Sqft: **1,486**
 Lot Shape:

DOM

7
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Metal Siding**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,Open Floorplan,Pantry,See Remarks,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`4" x 13`0"	Dining Room	Main	11`4" x 9`7"
Living Room	Main	15`10" x 15`6"	Laundry	Upper	3`7" x 3`2"
Foyer	Lower	13`9" x 3`11"	Bedroom - Primary	Upper	11`7" x 11`1"
Bedroom	Upper	11`5" x 10`2"	Bedroom	Upper	8`11" x 7`10"
Walk-In Closet	Upper	8`4" x 3`6"	2pc Bathroom	Main	
4pc Bathroom	Upper		3pc Ensuite bath	Upper	
Balcony	Main	16`8" x 6`11"			

Legal/Tax/Financial

Condo Fee:
\$402

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **1312375**

Remarks

Pub Rmks: **Welcome to your dream home in the desirable family friendly community of Walden! This stunning 3-bedroom, 2.5-bathroom townhouse offers 1,486 square feet of beautifully designed living space. The open-concept main level features 9-foot ceilings, hardwood floors, and abundant natural light thanks to all the additional windows in this corner unit. The modern kitchen is equipped with stainless steel appliances, soft closing flat-panel cabinetry, a spacious pantry, quartz countertops with an eat-up bar, and under-cabinet lighting. The dining area opens onto a large back deck with a natural gas line, perfect for outdoor grilling. Upstairs, enjoy the convenience of upper-level laundry and a primary bedroom that boasts a large walk-in closet. Both full bathrooms feature full tile surrounds and quartz countertops. The home comes with a new washing machine, A/C, and one of the largest front patios in the complex. Your heated tandem garage also has some extra width and built-in cabinetry for all your storage needs. Enjoy all that Walden has to offer with four commercial areas for all your shopping needs, multiple park spaces connected by an extensive pathway system, designated school sites, quick access to Macleod Trail, and close proximity to Heritage Pointe and Blue Devil Golf Club - this property is the perfect blend of comfort and convenience!**

Inclusions: **Blinds, Shelving in Garage**
Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







