

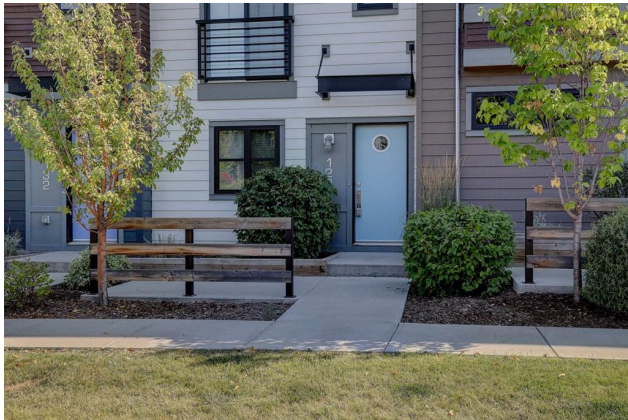


THE
A-TEAM

**RE/MAX
FIRST**

128 WALDEN Path, Calgary T2X4C4

MLS®#: **A2164165** Area: **Walden** Listing Date: **09/09/24** List Price: **\$465,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **1,225 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,449**
 Low Sqft:
 Ttl Sqft: **1,449**

DOM

10
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Gazebo,Lawn,Garden,Landscaped,Many Trees,Views**
 Park Feat: **Double Garage Attached,Driveway,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Courtyard,Fire Pit,Lighting,Playground**

Construction: **Cement Fiber Board,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`6" x 15`4"	Dining Room	Main	11`0" x 11`0"
Kitchen	Main	12`11" x 9`11"	2pc Bathroom	Main	5`5" x 4`9"
3pc Ensuite bath	Third	4`11" x 7`9"	Bedroom - Primary	Third	13`4" x 11`6"
Walk-In Closet	Third	12`4" x 3`5"	Bedroom - Primary	Third	11`7" x 11`6"
Walk-In Closet	Third	7`7" x 3`6"	4pc Ensuite bath	Third	7`10" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$287

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X1

Legal Desc: **1710705**

Remarks

Pub Rmks: **Welcome to "The Jackson" at Walden - a perfect fusion of modern design, prime location, and exceptional accessibility to shopping and amenities. This immaculate 3-story, 2.5-bathroom townhome, featuring a dual primary bedroom layout, backing onto a beautifully landscaped courtyard with firepit and seating area for your relaxation or social gatherings. Upon entry, you are greeted by a well-appointed kitchen boasting sleek quartz countertops, contemporary cabinetry, stainless steel appliances, and a convenient pantry. Adjacent to the kitchen is a stylish powder room for guests. The spacious deck, complete with a natural gas line, provides ample room for outdoor dining and barbecuing. The open-concept living and dining area offers generous space for versatile furniture placement, with a breakfast bar accommodating three stools and room for a full dining set. A Juliet balcony enhances the main living area, allowing fresh air and serene views of the courtyard. Upstairs, you'll find two expansive primary bedrooms, each featuring walk-in closets and private ensuite bathrooms. The upstairs hallway hosts a large linnen closet adjacent of the laundry closet. The home is finished with modern oak flooring, stylish lighting, and contemporary accents, creating a warm and inviting atmosphere. Central air conditioning ensures year-round comfort during Calgary's warmer months. The tandem garage comfortably accommodates two vehicles, with the potential to convert a portion into a home gym or office. This property is ideally located close to essential amenities, including retail stores, dining options, and parks. You're just minutes from Township Shopping Centre, offering a variety of shops, cafes, and services. The nearby Fish Creek Provincial Park and multiple green spaces provide endless opportunities for outdoor recreation, while easy access to major roadways like Macleod Trail and Stoney Trail ensures smooth commutes throughout Calgary.**

Inclusions: **none**
Property Listed By: **eXp Realty**

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



