

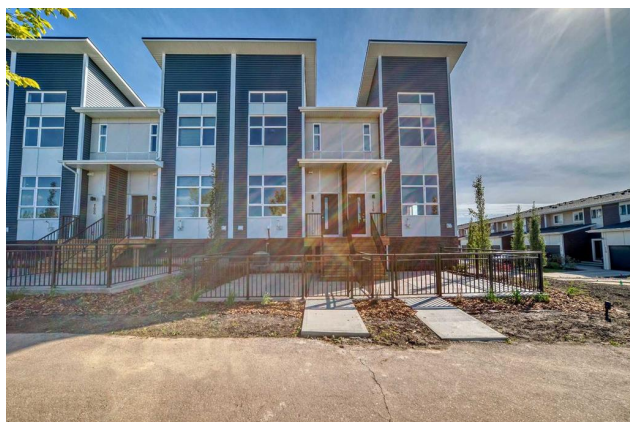


THE
A-TEAM

**RE/MAX
FIRST**

118 WALDEN Lane, Calgary T2X0Z4

MLS®#: **A2167702** Area: **Walden** Listing Date: **09/20/24** List Price: **\$535,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **1,413 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,340**
 Low Sqft:
 Ttl Sqft: **1,340**

DOM

92
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Playground,Private Entrance,Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Range,Built-In Refrigerator,Central Air Conditioner,Microwave,Washer/Dryer Stacked**
 Int Feat: **High Ceilings,Kitchen Island,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`5" x 3`4"	Kitchen	Main	14`6" x 9`7"
Dining Room	Main	11`6" x 13`2"	Living Room	Main	11`2" x 10`8"
Entrance	Main	9`3" x 3`7"	Balcony	Main	5`9" x 7`2"
Balcony	Main	15`11" x 10`6"	Bedroom - Primary	Second	12`4" x 10`8"
Walk-In Closet	Upper	6`0" x 6`1"	4pc Ensuite bath	Upper	4`11" x 9`11"
Laundry	Upper	3`0" x 3`4"	3pc Bathroom	Upper	8`5" x 5`2"
Bedroom	Upper	9`3" x 8`4"	Bedroom	Upper	10`8" x 8`6"

**Mud Room
Other**

**Main
Main**

**12`1" x 3`9"
36`1" x 10`6"**

Furnace/Utility Room

Main

8`6" x 6`2"

Legal/Tax/Financial

Condo Fee:
\$229

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G d44

Legal Desc: **1513112**

Remarks

Pub Rmks: **Welcome to this stunning three-bedroom end-unit townhome, bathed in natural light and set in a peaceful location with both a front porch and a patio overlooking green space. This home perfectly combines modern comfort with outdoor charm. Inside, enjoy an open-concept living area with large windows on three sides, creating a bright and welcoming atmosphere. The living and dining areas flow into a modern kitchen, complete with stainless steel appliances, ample cabinetry, and stylish countertops—ideal for daily life and entertaining. The main level extends to a cozy front porch and a private patio, offering a tranquil spot for morning coffee or evening relaxation. Upstairs, the master bedroom serves as a private retreat, featuring a walk-in closet and an en-suite bathroom with contemporary fixtures. Two additional bedrooms provide flexibility for family, guests, or a home office, complemented by a second full bathroom. A convenient half bath is available on the main level for guests. Unique to this home is the tandem garage, offering space for two vehicles and additional storage. With its prime location, modern amenities, and private outdoor spaces with scenic views, this end-unit townhome is a perfect blend of style, space, and tranquility. Don't miss the opportunity to make this beautiful property your new home!**

Inclusions:
Property Listed By: **N/A
Real Broker**

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

