



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**92 WALDEN Lane, Calgary T2X 2A7**

MLS®#: **A2178555**

Area: **Walden**

Listing Date: **11/11/24**

List Price: **\$439,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2018**

Lot Information

Lot Sz Ar: **1,517 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard**  
Park Feat: **Driveway,Single Garage Attached**

DOM

**9**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Granite Counters,High Ceilings,No Smoking Home,Open Floorplan,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>Dining Room</b>	<b>Main</b>	<b>13`7" x 4`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>4`3" x 12`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`7" x 9`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`0" x 11`3"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	
<b>4pc Ensuite bath</b>	<b>Upper</b>		<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`6" x 14`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>9`11" x 14`9"</b>	<b>Game Room</b>	<b>Basement</b>	<b>13`7" x 24`10"</b>
<b>Storage</b>	<b>Basement</b>	<b>6`4" x 13`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$227**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-G**

Legal Desc: **1513112**

Remarks

Pub Rmks: **Contemporary Style Townhouse offering fully finished living space with an attached single garage and driveway! The main floor is a bright & inviting open floor-plan featuring tile and laminate flooring, chic lighting and 9' ceilings. The modern Eurostyle kitchen has stainless steel appliances, granite countertops, under mounted sink, stacked subway tile backsplash and breakfast bar. The spacious dining area and living room give access to the sunny South fenced patio. A powder room and entry to the single garage completes this space. Upstairs you will be impressed with TWO primary Bedrooms each with their own 4 piece ensuite and walk-in closet. A conveniently located laundry area complete this level. The basement is finished with a large family room. Quick access to Stony Trail, Mcleod Trail and transportation as well as minutes to Walden/Legacy and Shawnessy shopping and amenities, this home has it all!**

Inclusions: **N/A**  
Property Listed By: **Ally Realty**

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



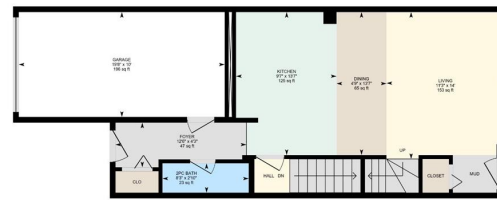






**92 Walden Lane SE, Calgary, AB**

Main Floor Exterior Area 571.00 sq ft  
Interior Area 953.31 sq ft  
Excluded Area 225.13 sq ft



0 4 8 ft PREPARED: 2024/11/07

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**92 Walden Lane SE, Calgary, AB**

2nd Floor Exterior Area 674.60 sq ft  
Interior Area 614.70 sq ft

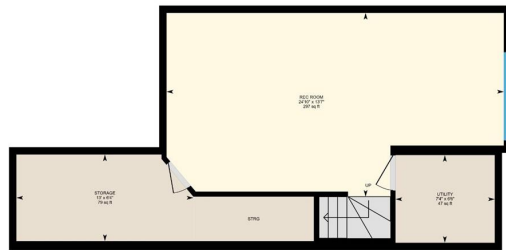


0 3 6 ft PREPARED: 2024/11/07

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**92 Walden Lane SE, Calgary, AB**

Basement (Below Grade) Exterior Area 541.39 sq ft  
Interior Area 453.80 sq ft



0 3 6 ft PREPARED: 2024/11/07

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