



THE
A-TEAM

**RE/MAX
FIRST**

117 WALDEN Lane, Calgary T2X2A7

MLS®#: **A2180161** Area: **Walden** Listing **11/21/24** List Price: **\$528,900**
 Status: **Active** County: **Calgary** Change: **-\$6k, 03-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **1,625 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,459**
 Low Sqft:
 Ttl Sqft: **1,459**

DOM

30
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **Townhouse**

Parking

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

Access:
 Lot Feat: **Backs on to Park/Green Space,Corner Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Ext Feat: **BBQ gas line,Courtyard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 5`9"	Dining Room	Main	15`11" x 6`11"
Kitchen	Main	15`5" x 10`9"	Living Room	Main	16`6" x 12`3"
4pc Bathroom	Second	9`9" x 5`0"	4pc Ensuite bath	Second	9`9" x 4`11"
Bedroom	Second	13`5" x 8`7"	Bedroom	Second	9`7" x 12`1"
Bedroom - Primary	Second	12`11" x 10`3"	Furnace/Utility Room	Lower	22`9" x 5`11"

Legal/Tax/Financial

Condo Fee:
\$227

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **1513112**

Remarks

Pub Rmks: **Discover Your Dream Townhome - Where Style Meets Convenience! Welcome to one of the largest and most thoughtfully designed corner units in the complex, boasting 1,459 sq. ft. of impeccably upgraded living space. From the moment you step inside, you'll be captivated by the abundance of natural light streaming through windows on three sides, filling every corner of this modern and spacious home. The open-concept main level is a masterpiece of contemporary design, featuring sleek LVP flooring, quartz countertops, and an array of premium upgrades. The kitchen is a chef's delight, complete with an upgraded gas cooktop, refrigerator with a water line, and ample cabinetry. Flow seamlessly from the kitchen into the bright and airy living and dining spaces—perfect for both entertaining and everyday living. To top it off, the home includes air conditioning, ensuring year-round comfort. Upstairs, you'll find three generously sized bedrooms, offering versatility and privacy for all. The primary suite is a serene retreat, bathed in natural light and equipped with a spacious walk-in closet and a stylish ensuite. Two additional bedrooms and a well-appointed full bathroom provide ample space for family, guests, or even a home office. Step outside to your private patio, an ideal space for morning coffee or evening relaxation. Overlooking a peaceful courtyard, this large outdoor area is a rare find. Unlike many units, the air conditioning unit is discreetly positioned on the side of the building, preserving the patio's aesthetics and functionality. The features continue with a generous double attached garage, complete with an oversized storage area—a unique highlight of this home. Located in a prime spot within the complex, this corner unit shares only one wall with neighbors and offers easy access to visitor parking and the garbage room, adding to its unmatched convenience. With its modern upgrades, spacious layout, and unbeatable location, this home truly has it all. Don't miss the chance to call this exceptional townhome your own—schedule your viewing today!**

Inclusions:
Property Listed By: **n/a**
The Real Estate District

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









