

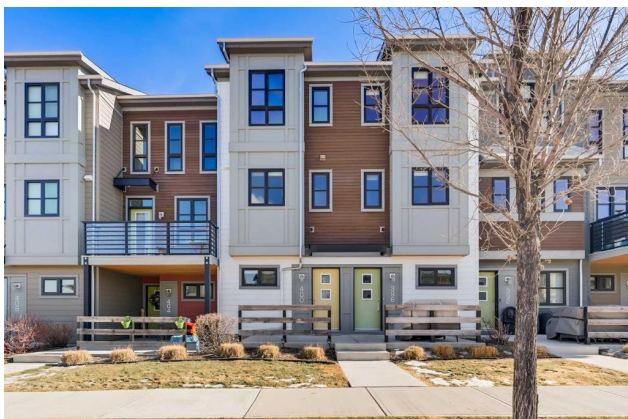


THE
A-TEAM

**RE/MAX
FIRST**

400 WALDEN Parade, Calgary T2X 4C4

MLS®#: **A2196958** Area: **Walden** Listing Date: **02/26/25** List Price: **\$468,500**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **104 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,434**
 Low Sqft:
 Ttl Sqft: **1,434**

DOM

0
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 (or more) Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Few Trees,Front Yard,Landscaped,Low Maintenance Landscape**
 Park Feat: **Driveway,Garage Door Opener,Heated Garage,Insulated,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Courtyard,Rain Gutters**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garburator,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Chandelier,Closet Organizers,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Second	4`11" x 5`0"
Kitchen	Second	8`10" x 15`3"
3pc Ensuite bath	Third	5`3" x 7`9"
Bedroom	Third	11`0" x 11`4"
Den	Main	8`10" x 10`9"

Room	Level	Dimensions
Dining Room	Second	8`9" x 12`5"
Living Room	Second	13`3" x 10`4"
4pc Ensuite bath	Third	5`5" x 7`10"
Bedroom - Primary	Third	10`11" x 12`1"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$253

Fee Simple

M-X1

Fee Freq:

Monthly

Legal Desc: 1710415

Remarks

Pub Rmks: **Honey, Stop the car! This is the home we have been waiting for. Welcome to Walden, located walking distance to all major amenities and public transportation. Easy access to Macleod Trail, 22X and Stoney Trail allow you quick in and out for driving to work and play. This 2 bedroom and 2.5 bathroom townhouse with den boasts 1,434 square feet and is in show home condition. All the upgrades you can imagine are here to make life more enjoyable. We start with the location in the complex. We are right at the front with street parking for you or your guests or even the skip the dishes driver. As we walk in the front door to a tiled entrance off to the side is an amazing flex space which is perfect for an at home office, gym or spare bedroom area. There is a great storage in the walk in closet which leads to your very own attached single garage. This garage is fully insulated and drywalled, heated, custom epoxy flooring, side mount garage opener and led lighting. Open the garage door and you still have an oversized driveway that you can squeeze two more cars on. Back inside and up the stairs to the main living area you'll love the sunny, east and west sunlight flooding into the space. We have 9' ceilings on this level, large windows, beautiful engineered hardwood and ceramic tile. The living room is a great size and has a wood feature wall behind the TV and access to the east facing balcony. Imagine mornings sitting and relaxing as the sun beats down on you. The center dining room is very functional and gives you room for those family dinners or games nights with friends. The kitchen is complete with timeless white cabinets, soft close hinges, quartz countertops, tile backsplash, under cabinet lighting, stainless steel appliances, pantry and garburator. The upper level includes a primary bedroom with full width closet, big windows and private 3pc ensuite. The ensuite has a tiled walk in shower and vanity with storage. The second bedroom has two closets, a wallpaper feature wall and its very own private 4pc ensuite. This bathroom has the tub/shower combo and the same matching vanity with storage. Last but not least is the upper floor laundry makes it so convenient. There are numerous upgrades in this home including central air conditioning to keep you cool on those hot summer days, smart light switches throughout that you can control by your phone, engineered hardwood, designer light fixtures, smart thermostat, smart door locks and video doorbell. Enjoy the evening sun on your front patio with a seating area, lush garden and private fence for reading and relaxing. This complex has visitor parking right behind this unit. Enjoy the low condo fees and maintenance free living which makes this condo affordable and its move in ready. Book your showing and come on Buy!**

Inclusions: **None**
Property Listed By: **RE/MAX House of Real Estate**

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









