

# \$489,000 - 224 Walden Path Se, Calgary

MLS® #A2196682

**\$489,000**

3 Bedroom, 3.00 Bathroom, 1,390 sqft  
Residential on 0.03 Acres

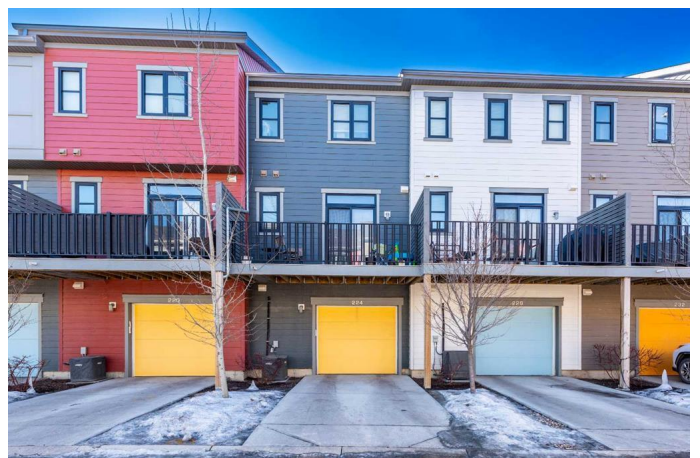
Walden, Calgary, Alberta

Welcome to your dream townhouse in the heart of Walden where modern sophistication meets comfort and convenience! This move-in-ready, low-maintenance home is perfect for first-time buyers, downsizers, or savvy investors.

Step into a bright, open main floor filled with natural light and contemporary design, creating a warm, inviting atmosphere. The spacious living room overlooks a tranquil courtyard with a gazebo-covered firepit, ideal for relaxation or entertainment. Enjoy seamless connections between the living room, dining area, and kitchen, making it easy to engage with family and guests.

The stylish kitchen boasts quartz countertops, ample cabinetry, and stainless-steel appliances. A functional breakfast bar island is perfect for casual meals or gatherings. Just off the kitchen, the balcony offers an ideal spot for summer barbeques or morning coffee. The dining room comfortably accommodates a large table, perfect for family dinners or hosting friends. A convenient powder room on this level enhances guest comfort.

Upstairs, discover three spacious bedrooms, including a luxurious primary suite with a walk-in closet and private 3-piece ensuite. Two additional bedrooms are perfect for family, guests, or a home office, sharing a chic 3-piece bathroom. Convenient upstairs laundry



makes chores a breeze.

The above-grade entry level features a welcoming foyer and access to the double-attached tandem garage, offering ample parking and storage space. Additional driveway parking ensures hassle-free hosting. Central air conditioning guarantees comfort year-round.

Enjoy serene courtyard views and access to community walking paths, parks, and green spaces, perfect for outdoor activities. Located in vibrant Walden, you're a short walk from The Gates of Walden and Township Shopping Centre, offering restaurants, cafes, shops, and essential amenities. Proximity to schools, parks, and transit makes this home ideal for families, professionals, or investors. Quick access to Macleod Trail and Stoney Trail ensures easy commuting throughout Calgary.

This pet-friendly (with Board Approval) townhome is ready for quick possession. Low condo fees and a well-maintained complex add value, ensuring a hassle-free move-in. Combining style, functionality, and a prime location, this townhouse suits any lifestyle. Whether starting out, scaling down, or investing, this property checks all the boxes.

Contact us today to schedule a viewing and make this beautiful townhome yours!

Built in 2015

### **Essential Information**

MLS® #	A2196682
Price	\$489,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,390
Acres	0.03
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	224 Walden Path Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4C4

### **Amenities**

Amenities	Snow Removal, Visitor Parking, Gazebo
Parking Spaces	2
Parking	Additional Parking, Double Garage Attached, Driveway, Tandem
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Stone Counters
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Courtyard, Fire Pit, Playground
Lot Description	Back Lane, Landscaped, Rectangular Lot, Street Lighting, Gazebo
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed February 26th, 2025

Days on Market 35

Zoning M-X1

## **Listing Details**

Listing Office URBAN-REALTY.ca

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