

2480 210 Avenue SE
Calgary, Alberta

MLS # A2301775



\$435,000

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|------------------|--------------------------------|---------------|------------------|
| Division: | Walden | | |
| Type: | Residential/Other | | |
| Style: | Townhouse | | |
| Size: | 1,271 sq.ft. | Age: | 2022 (4 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Tandem | | |
| Lot Size: | 0.01 Acre | | |
| Lot Feat: | Back Lane, City Lot | | |

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|--------------------|--|-------------------|----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 161 |
| Basement: | None | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-1 d100 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance | | |

Inclusions: n/a

Welcome to this beautifully maintained end-unit townhouse in the desirable community of Walden. Built in 2022 and showing very well, this home offers 1279 sq. ft. of thoughtfully designed living space with 3 bedrooms, 2 full bathrooms, a convenient half bath, and a tandem garage with room for 2 vehicles or extra storage, plus driveway parking. The bright, open-concept main level features upgraded LVP flooring on main and upper floors, access to a large north-facing balcony, creating a comfortable outdoor space with excellent shade during the summer months. The third bedroom offers flexibility for a home office, study area, or guest space. Ideal for first-time buyers, professionals, downsizers, or investors, this property combines low-maintenance living with everyday convenience. Located near Walden's parks, pathways, ponds, and green spaces, and just minutes from the Township shopping district at 210 Avenue SE and Macleod Trail, you will enjoy easy access to groceries, restaurants, coffee shops, fitness, banking, health services, pet stores, and more. A few nearby amenity examples you can mention, if you want a second version with more specifics, are grocery, dining, shopping, fitness, banking, health and beauty, family and pet services at Township. first-time buyer, downsizers, or investor, this is an exceptional opportunity you won't want to miss.