

105 Walden Common SE
Calgary, Alberta

MLS # A2312860



\$399,000

Division:	Walden		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,208 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, See Remarks, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 285
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, See Remarks		

Inclusions: NA

Immaculate townhome featuring a two-car tandem garage plus a full driveway large enough for a third vehicle! The main floor features engineered hardwood flooring throughout the living area and stylish 6x24 tile in the expansive kitchen, complete with ample cabinetry and counter space. Also, a large balcony with a gas BBQ hookup. Upstairs includes two large bedrooms, both with their own ensuites, plus upper-floor laundry for added convenience. Additional features include Hunter Douglas blinds throughout and a recently upgraded humidifier. Meticulously maintained and truly move-in ready, with a flexible possession date available. Superb location with quick access in and out of the community, plus the convenience of Township Shopping Centre directly across the street, offering Sobeys, Shoppers Drug Mart, The Canadian Brewhouse, Big Sky Fitness, Winners, Dollarama, PetSmart, BrightPath Child Care, along with numerous other shops and services and restaurants. Beautifully maintained, low condo fees, an unbeatable location, and exceptional value. Act quickly, or it’ll be gone!