

# \$460,000 - 256 Walden Path Se, Calgary

MLS® #A2230233

**\$460,000**

2 Bedroom, 3.00 Bathroom, 1,417 sqft

Residential on 0.00 Acres

Walden, Calgary, Alberta

This beautiful townhome in Walden has been incredibly well-maintained and offers something special - a peaceful courtyard setting with surprisingly low condo fees. What I love about this home is how bright and welcoming it feels the moment you walk in, with natural light flowing throughout the open main level. The kitchen is truly the heart of the home, featuring gorgeous quartz countertops and a gas stove that's perfect for those who love to cook, plus you'll have plenty of space to entertain on the large west-facing balcony with its own gas hookup. Upstairs, you'll find two spacious primary bedrooms, each with their own full ensuite and walk-in closet - a setup that works beautifully for families or those who want a home office. Recent updates include fresh carpeting and a new AC system that'll keep you comfortable during our hot Calgary summers. Parking is a breeze, enjoy a comfortable double heated garage. The private courtyard and shared gazebo area with fire pit create a wonderful community feel while still giving you your own space. . The location is fantastic - you can easily walk to shopping, schools, and parks, and you're well-connected to major routes for commuting. This is truly a move-in ready home where you can just settle in and start enjoying life. Book your viewing today!

Built in 2015

## Essential Information



MLS® #	A2230233
Price	\$460,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,417
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	256 Walden Path Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4C4

### Amenities

Amenities	Other
Parking Spaces	3
Parking	Additional Parking, Double Garage Attached, Driveway, Heated Garage, Tandem
# of Garages	3

### Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Full, ENERGY STAR Qualified Equipment
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	3
Zoning	M-X1

### **Listing Details**

Listing Office	CIR Realty
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