



102 Walden Circle SE
Calgary, Alberta

MLS # A2293914



\$440,000

Division:	Walden		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,548 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Tandem		
Lot Size:	0.06 Acre		
Lot Feat:	Corner Lot, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	None	LLD:	-
Exterior:	Cedar, Composite Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: N/A

Experience the perfect blend of modern style and functional design at 102 Walden Circle SE, a stunning end-unit townhome that offers the privacy and natural light of a detached home with the convenience of low-maintenance living. This residence welcomes you with an open-concept main floor defined by 9' ceilings and extra side windows that bathe the kitchen and spacious living area in soft, natural sunlight. Whether you are hosting friends around the island with quartz countertops or enjoying a quiet evening on the balcony makes daily living effortless. The lower level provides incredible utility with an oversized double-car tandem garage, offering plenty of space for two vehicles or extra room for a workshop and seasonal storage, as well as a full sized driveway. Upstairs, you find the primary with ensuite and generous walk-in closet, complemented by well-appointed additional 2 bedrooms. Ideally situated just steps from the Gates of Walden shopping district, pathways, parks and offering rapid access to Macleod and Stoney Trails, this end-unit gem is a rare find for those seeking a harmonious, move-in-ready lifestyle.