



**8 Walden Walk SE
Calgary, Alberta**

MLS # A2304343

\$429,000



Division:	Walden		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,376 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 376
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Mixed, Wood Frame, Wood Siding	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)

Inclusions: NO

Huge price reduction!!! Welcome to this beautifully renovated townhouse in the highly sought-after Walden community! Located in a well-maintained complex, this home features a brand-new metal patio railing and offers the perfect blend of modern style and everyday convenience. Ideally situated in one of the best locations within the complex, it fronts onto a quiet street and includes a spacious back patio overlooking a park-like green space and landscaped walking path. Step inside and head upstairs to an expansive open-concept main level, where you'll find brand-new luxury vinyl plank flooring (100% waterproof), new baseboards, fresh modern light-tone paint, and an abundance of natural light streaming through large windows. The contemporary kitchen showcases elegant cabinetry, sleek quartz countertops, and a stylish backsplash, SS appliances. Just off the kitchen is a large balcony—perfect for enjoying summer evenings or your morning coffee. The main level also includes a convenient half bath, dining area, and a spacious living room that's ideal for entertaining family and friends. Upstairs, you'll discover two impressive primary bedrooms, each featuring its own private ensuite bathroom and walk-in closet—offering comfort, privacy, and functionality. The massive tandem garage provides plenty of room for parking, storage, a home gym, or even a workshop. Enjoy quick access to the many amenities of both Walden and Legacy, making this an unbeatable location for convenience and lifestyle. It is thoroughly cleaned and shampooed. Don't miss this incredible opportunity to own a stunning townhouse in one of Calgary's most desirable communities. Schedule your private viewing today!