



281 Walden Drive SE
Calgary, Alberta

MLS # A2314810



\$390,000

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|------------------|------------------------|---------------|-------------------|
| Division: | Walden | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,436 sq.ft. | Age: | 2013 (13 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Back Lane | | |

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|--------------------|---|-------------------|---------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 353 |
| Basement: | None | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-1 d75 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | opener 1 | | |

Proudly presenting this beautifully maintained Former show-home, ideally located, close to schools, parks, shoppings, transit, bike paths and everyday amenities. This upgraded townhouse features a thoughtfully designed open concept floor plan with 2 spacious bedrooms, each with its own en-suite bathroom. The Primary suite also features built-in closet cabinetry for added style and functionality. The bright and functional main living area offers 9 ft. ceiling, A large kitchen with quartz countertops, USB-EQUIPPED outlets and access to a private balcony perfect for relaxing or entertaining. The fully finished flex room on the main level is ideal for a home office, Gym or additional living space. Additional upgrades and features include; 1 car heated tandem garage with full length driveway, Central air conditioning, built-in feature wall and custom cabinetry, integrated internet wiring throughout the entire home, Show-home finishings and upgrades throughout. Low-maintenance living in a highly desirable location. The home shows exceptionally well and has been meticulously cared for. A must to see property that truly stands out from the competition. The photographs are fantastic, especially the first shot. WOW!