



102 Walden Circle SE
Calgary, Alberta

MLS # A2323503



\$425,000

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: None

OPEN HOUSE THIS SATURDAY, JUNE 27th, FROM 1-3 PM Experience the perfect blend of detached-home privacy and low-maintenance convenience in this stunning, light-filled, end-unit townhome at 102 Walden Circle SE. Built with premium wood frame construction, cedar accents, and composite siding, this property offers over 1,548 square feet of beautifully developed above-grade living space. The residence welcomes you with an open-concept main floor defined by 9' ceilings and extra side windows that flood the space with natural light. Daily living and entertaining flow effortlessly from the spacious dining and living areas, featuring gorgeous hardwood flooring, into the central kitchen, which boasts a massive island with premium quartz countertops, sleek dark cabinetry, and a modern tile backsplash. A handy two-piece powder room on this level adds extra convenience for guests. Upstairs, the primary bedroom functions as a peaceful retreat complete with generous windows, a large walk-in closet, and a private 3-piece ensuite bathroom. Two additional well-appointed bedrooms, a full 4-piece family bathroom, and a dedicated upper-floor laundry space provide ultimate daily functionality. The intelligent layout extends down to the entrance floor where you will find a foyer leading to an oversized double-car tandem garage and a full-sized private driveway, offering rare parking capacity alongside incredible storage or workshop potential. Ideally situated just steps from the Gates of Walden shopping district, pathways, and parks, while offering rapid access to Macleod and Stoney Trails, this turn-key, smoke-free gem is a rare find for those seeking a harmonious, move-in-ready lifestyle.