



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2478 210 Avenue SE
Calgary, Alberta

MLS # A2333130



\$410,000

Division:	Walden		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,263 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Insulated, Private Electric Vehicle		
Lot Size:	-		
Lot Feat:	City Lot, Few Trees, Landscaped, Low Maintenance Landscape, Paved		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 231
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1d100
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		
Inclusions:	n/a		

Welcome to this 3 level townhouse in the desirable community of Walden. Built in 2022 and showing very well, this home offers 1262 sq. ft. of thoughtfully designed living space with 2 bedrooms, 2.5 full bathrooms, and a tandem garage with room for 2 vehicles or extra storage, plus driveway parking. The bright, open-concept main level features upgraded LVP flooring on main and upper floors, access to a large north-facing balcony, creating a comfortable outdoor space with excellent shade during the summer months. Ideal for first-time buyers, professionals, down sizers, or investors, this property combines low-maintenance living with everyday convenience. Located near Walden's parks, pathways, ponds, and green spaces, and just minutes from the Township shopping district at 210 Avenue SE and Macleod Trail, you will enjoy easy access to groceries, restaurants, coffee shops, fitness, banking, health services, pet stores, and more.