



**GRASSROOTS**  
REALTY GROUP

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121 Walden Lane SE  
Calgary, Alberta

MLS # A2344275



**\$520,000**

|           |                                                               |        |                   |
|-----------|---------------------------------------------------------------|--------|-------------------|
| Division: | Walden                                                        |        |                   |
| Type:     | Residential/Five Plus                                         |        |                   |
| Style:    | Townhouse                                                     |        |                   |
| Size:     | 1,451 sq.ft.                                                  | Age:   | 2016 (10 yrs old) |
| Beds:     | 3                                                             | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached, Garage Door Opener, Garage Faces Rear |        |                   |
| Lot Size: | 0.03 Acre                                                     |        |                   |
| Lot Feat: | Landscaped, Low Maintenance Landscape, Other                  |        |                   |

|             |                                                                                                                                         |            |         |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------|------------|---------|
| Heating:    | Central, High Efficiency, Forced Air, Natural Gas                                                                                       | Water:     | -       |
| Floors:     | Carpet, Vinyl Plank                                                                                                                     | Sewer:     | -       |
| Roof:       | Asphalt Shingle                                                                                                                         | Condo Fee: | \$ 327  |
| Basement:   | Partial                                                                                                                                 | LLD:       | -       |
| Exterior:   | Stucco, Vinyl Siding                                                                                                                    | Zoning:    | M-G d44 |
| Foundation: | Poured Concrete                                                                                                                         | Utilities: | -       |
| Features:   | Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage |            |         |
| Inclusions: | N/A                                                                                                                                     |            |         |

Located in the vibrant community of Walden, this stunning former showhome offers the perfect blend of style, comfort, and upgraded finishes throughout. This beautifully designed 2-storey walk-up features 3 bedrooms, 2.5 bathrooms, and a bright open floor plan that creates an inviting and functional living space ideal for both everyday living and entertaining. The bright and modern main floor showcases durable luxury vinyl plank flooring, quartz countertops, a stunning two-tone kitchen with shaker-style cabinetry, a large central island, sleek chimney-style hood fan, upgraded appliances including a gas range and built-in microwave, plus upgraded lighting fixtures throughout. Elegant upgraded railing, stylish wallpaper accents, and beautiful custom drapery add warmth and sophistication to the home's designer-inspired interior. Step outside and enjoy outdoor living space featuring both a patio and a deck, perfect for relaxing or entertaining. Upstairs, you'll find upgraded carpet, spacious bedrooms, and a gorgeous primary retreat complete with a walk-in shower in the fabulous ensuite. Additional highlights include air conditioning, upgraded ceramic tile in the bathrooms, front-load stacked washer and dryer, and a double attached garage. With thoughtful upgrades, contemporary design, and showhome-quality presentation, this move-in ready home is sure to impress. Please note realtor has interest in property