

**22 Walden Path SE**  
**Calgary, Alberta**

**MLS # A2216337**



**\$469,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,598 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 311
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** NA

Modern Townhouse with Dual Master Suites! Welcome to this beautifully maintained modern townhouse featuring two spacious master bedrooms, each with its own en suite bathroom, plus a versatile den and a total of 2.5 baths. Designed for comfort and style, this home boasts numerous upgrades throughout, offering a move-in-ready experience. Located in a quiet, well-kept complex with lush green space and a cozy fire pit, it's perfect for relaxing or entertaining. Just steps from shopping, transit, and a new library currently under construction across the street—this location combines convenience and community charm. Furniture is negotiable, and immediate occupancy is available.