

# \$439,000 - 256 Walden Path Se, Calgary

MLS® #A2243541

**\$439,000**

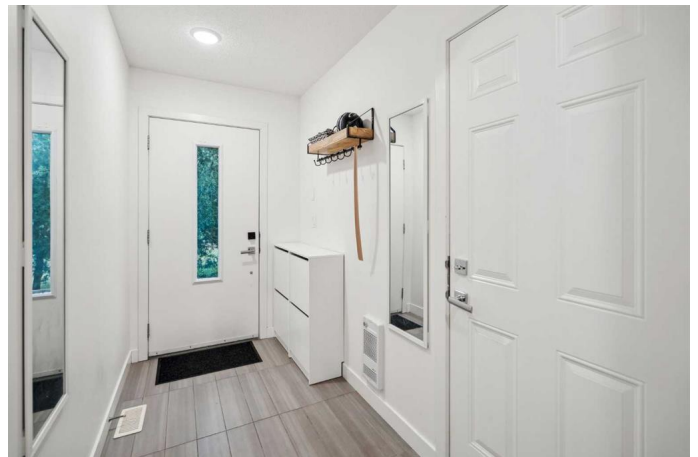
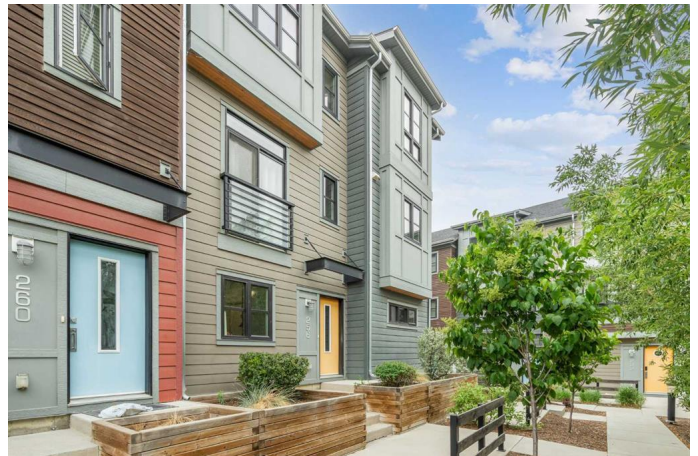
2 Bedroom, 3.00 Bathroom, 1,417 sqft

Residential on 0.00 Acres

Walden, Calgary, Alberta

---OPEN HOUSE SUNDAY from 3-5 PM---  
BOOK A VIEWING BEFORE IS GONE! This beautiful townhome in Walden has been incredibly well-maintained and offers something special - a peaceful courtyard setting with surprisingly low condo fees. What I love about this home is how bright and welcoming it feels the moment you walk in, with natural light flowing throughout the open main level. The kitchen is truly the heart of the home, featuring gorgeous quartz countertops and a gas stove that's perfect for those who love to cook, plus you'll have plenty of space to entertain on the large west-facing balcony with its own gas hookup. Upstairs, you'll find two spacious primary bedrooms, each with their own full ensuite and walk-in closet - a setup that works beautifully for families or those who want a home office. Recent updates include fresh carpeting and a new AC system that'll keep you comfortable during our hot Calgary summers. Parking is a breeze, enjoy a comfortable double heated garage. The private courtyard and shared gazebo area with fire pit create a wonderful community feel while still giving you your own space. . The location is fantastic - you can easily walk to shopping, schools, and parks, and you're well-connected to major routes for commuting. This is truly a move-in ready home where you can just settle in and start enjoying life. Book your viewing today!

Built in 2015



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2243541      |
| Price          | \$439,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,417         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 256 Walden Path Se |
| Subdivision | Walden             |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2X 4C4            |

## Amenities

|                |                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------|
| Amenities      | Park, Snow Removal, Gazebo, Picnic Area                                                                  |
| Parking Spaces | 3                                                                                                        |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Additional Parking, Tandem |
| # of Garages   | 3                                                                                                        |

## Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Storage                                  |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Stove |
| Heating           | Forced Air, Natural Gas                                                                                     |
| Cooling           | ENERGY STAR Qualified Equipment, Full                                                                       |
| Basement          | None                                                                                                        |

## Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard, Fire Pit                                    |
| Lot Description   | Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Composite Siding, Wood Frame                                                  |
| Foundation        | Poured Concrete                                                               |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 22              |
| Zoning         | M-X1            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.