

# \$415,000 - 2468 210 Avenue Se, Calgary

MLS® #A2202307

**\$415,000**

2 Bedroom, 2.00 Bathroom, 1,022 sqft

Residential on 0.02 Acres

Walden, Calgary, Alberta

Vacant Immediate Possession is Possible 2 bedroom 2 bathroom townhouse promoting a convenient, low-maintenance lifestyle! Pull right into your attached garage and proceed into the above grade entry level. The bright and open main floor is basked in natural light with 9' ceilings, wide plank flooring and a stylish design that is modern and sophisticated yet practical. Clear sightlines allow for easy interaction between all the main rooms, perfect for entertaining. Inviting relaxation, the living room bathed in natural light encourages a seamless indoor/outdoor lifestyle featuring patio sliders that lead to the expansive balcony. The gorgeous kitchen encourages culinary explorations with timeless subway tile backsplash, an abundance of full-height cabinetry, stainless steel appliances and a large breakfast bar island for everyone to gather around. Adjacent the casually elegant dining room offers plenty of room for family meals as well as hosting larger gatherings. Laundry is ideally found on the upper level along with the 2 spacious bedrooms. The master is a calming oasis boasting dual closets and a luxuriously private 4-piece ensuite, no more sharing! Both additional bedrooms are very generously sized. Parking will never be an issue with additional driveway parking for guests while your vehicles stay out of the elements in the garage. All this and an unbeatable location in this family-oriented community chocked full of pathways that wind around the ponds and parks. Within walking



distance is every amenity including the numerous shops and restaurants (with more on the way!) at the Township Shopping District. Simply a phenomenal, new home with stylish European influences in a great complex with low condo fees and an outstanding location!

Built in 2021

### **Essential Information**

MLS® #	A2202307
Price	\$415,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,022
Acres	0.02
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	2468 210 Avenue Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4C2

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached, Garage Faces Rear
# of Garages	1

### **Interior**

Interior Features	No Smoking Home, Separate Entrance
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Central, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 20th, 2025
Days on Market	75
Zoning	M-1

## 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.