

# \$409,000 - 2468 210 Avenue Se, Calgary

MLS® #A2241583

**\$409,000**

2 Bedroom, 2.00 Bathroom, 1,022 sqft

Residential on 0.02 Acres

Walden, Calgary, Alberta

Property is now leased from Sept 1 2025 to August 31st 2026 . 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 comple

Built in 2021

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2241583      |
| Price          | \$409,000     |
| 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 Garage Faces Rear, Single Car  
# of Garages 2

### Interior

Interior Features No Smoking Home, Separate Entrance  
Appliances Dishwasher, Microwave, Washer/Dryer Stacked  
Heating Central, Natural Gas  
Cooling None  
Basement None

### Exterior

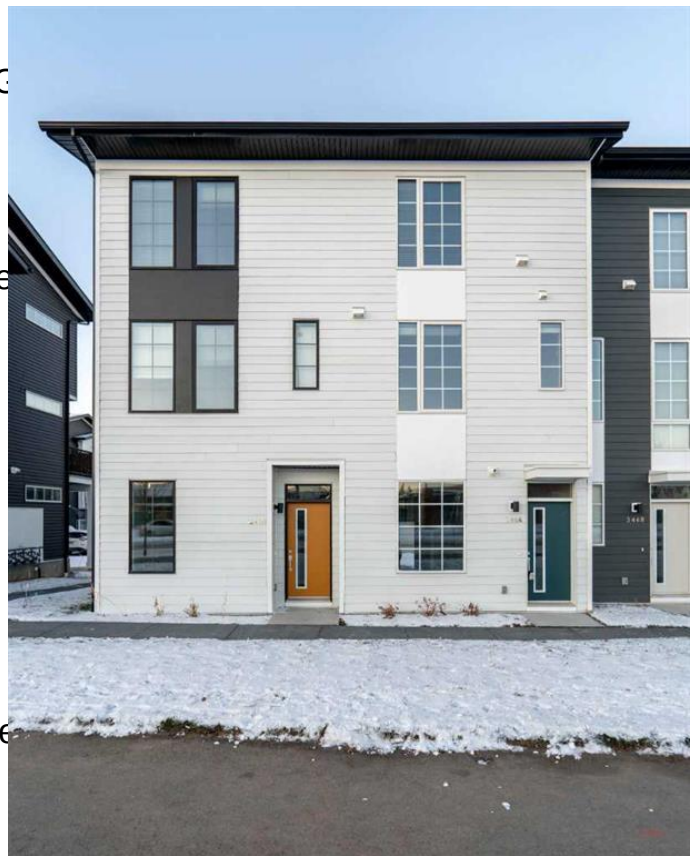
Exterior Features Balcony  
Lot Description Front Yard, Low Maintenance  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed July 21st, 2025  
Days on Market 60  
Zoning M-1 d100

### Listing Details

Listing Office CIR Realty



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.