

# \$399,000 - 2446 210 Avenue Se, Calgary

MLS® #A2248176

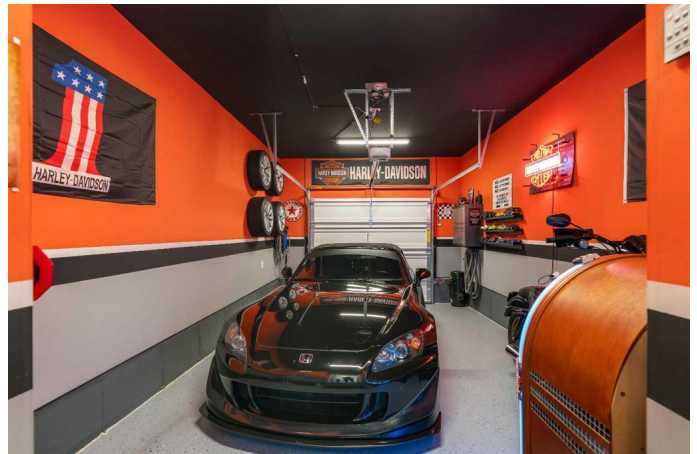
**\$399,000**

2 Bedroom, 2.00 Bathroom, 1,020 sqft

Residential on 0.02 Acres

Walden, Calgary, Alberta

PRIDE OF OWNERSHIP!!! VERY LOW CONDO FEES @ \$161 PER MONTH. Modern Luxury Meets Everyday Comfort in Walden. Step into sophistication the moment you arrive at this stunning 2-bedroom, 2-bathroom townhouse in the sought-after community of Walden. Upon entry, youâ€™re greeted by soaring ceilings and massive windows that flood the space with natural light, creating an open, airy ambiance. Your attached garage isnâ€™t just a place to parkâ€”itâ€™s a fully customized mancave. Professionally finished with drywall, sleek painted walls, and durable epoxy floors, itâ€™s the perfect space to showcase your passions, work on projects, or simply unwind in style. The thoughtfully placed mudroom sits between the garage and the main entry, adding convenience and function to your daily routine. Inside, the flow between the living room, dining area, and kitchen feels effortlessâ€”ideal for entertaining or relaxing. Elegant feature walls and expansive plank flooring set the tone, while the chic kitchen, complete with a quartz countertop reminiscent of a classic Italian kitchen, invites you to cook and create. Upstairs, youâ€™ll find two spacious bedrooms. The primary suite boasts a private ensuite adorned with luxurious finishes, offering a personal retreat where comfort meets indulgence. Located in the vibrant and master-planned community of Walden, youâ€™re steps from scenic pathways, lush parks, boutique shops, and inviting cafÃ©s. With quick access to major



roadways, downtown Calgary and surrounding areas are just a short drive away”making this home the perfect blend of style, convenience, and community living.

Built in 2022

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2248176      |
| Price          | \$399,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,020         |
| Acres          | 0.02          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 2446 210 Avenue Se |
| Subdivision | Walden             |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2X4C2             |

**Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Visitor Parking                           |
| Parking Spaces | 2                                         |
| Parking        | Garage Faces Rear, Single Garage Attached |
| # of Garages   | 1                                         |

**Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Quartz Counters, Storage                    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |

|                 |            |
|-----------------|------------|
| Heating         | Forced Air |
| Cooling         | None       |
| Fireplace       | Yes        |
| # of Fireplaces | 1          |
| Fireplaces      | Electric   |
| Basement        | None       |

## Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Balcony                                               |
| Lot Description   | Back Lane, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                       |
| Construction      | Vinyl Siding, Wood Frame                              |
| Foundation        | Poured Concrete                                       |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 25                |
| Zoning         | M-1 d100          |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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