

# \$398,800 - 1612 210 Avenue Se, Calgary

MLS® #A2200079

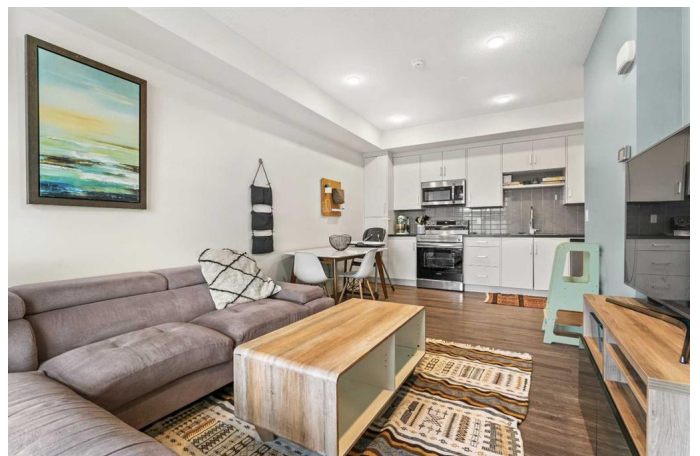
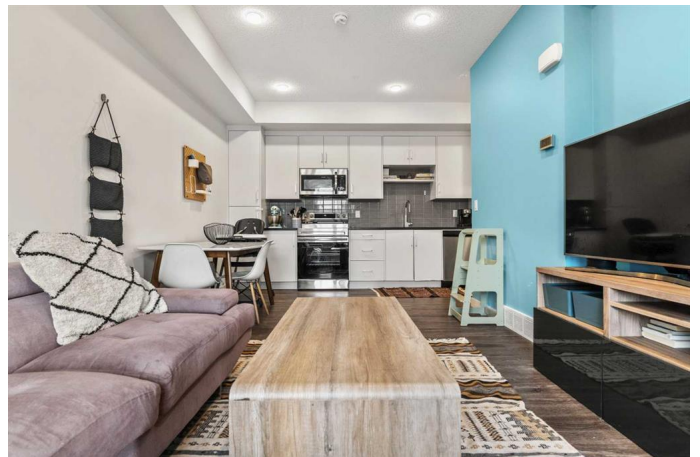
**\$398,800**

2 Bedroom, 2.00 Bathroom, 956 sqft

Residential on 0.02 Acres

Walden, Calgary, Alberta

Welcome to this stylish 2-bedroom, 1.5-bathroom Townhouse in the Vibrant Community of Walden! Designed with modern living in mind, this home features central air conditioning and an inviting gated front patio. This home is perfect for first-time home buyers, professionals, or investors alike. Step inside to find a bright and inviting main floor, featuring a spacious living and dining area, perfect for entertaining. The sleek kitchen boasts ceiling-height white cabinetry, a pantry, stainless steel appliances, and a brand-new stove. A convenient half bath completes this level. Upstairs, you'll find two generous bedrooms, including a primary retreat with a walk-in closet. The 5-piece bathroom offers dual sinks and plenty of storage, making morning routines effortless. The fully finished basement provides a large recreation room and ample storage space, perfect for a home gym, media room, or office. This home also includes a titled parking stall and is located just steps away from an abundance of amenities, shops, grocery stores, and restaurants. Nestled in Walden, a vibrant master-planned community in Calgary's southeast, this neighborhood is celebrated for its modern architecture, lush green spaces, and exceptional conveniences. Enjoy scenic pathways, parks, and natural wetlands, offering the perfect balance of urban accessibility and outdoor living. With easy access to MacLeod Trail, Stoney Trail, and nearby shopping and dining, Walden is an



ideal location for families, professionals, and first-time homebuyers alike. Don't miss out—schedule your private showing today!

Built in 2018

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2200079      |
| Price          | \$398,800     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 956           |
| Acres          | 0.02          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1612 210 Avenue Se |
| Subdivision | Walden             |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2X 4N1            |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Storage, Vinyl Windows, Walk-In Closet(s), No Smoking Home, Recessed Lighting                          |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Central Air Conditioner, Electric Stove, Washer/Dryer, Window Coverings |

|              |                |
|--------------|----------------|
| Heating      | Forced Air     |
| Cooling      | Central Air    |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Rain Gutters                                                           |
| Lot Description   | Front Yard, Low Maintenance Landscape, Level, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Wood Frame, Composite Siding, Vinyl Siding                             |
| Foundation        | Poured Concrete                                                        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 41               |
| Zoning         | M-1              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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