

2420 210 Avenue SE
Calgary, Alberta

MLS # A2176640



\$395,000

Division:	Walden		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,004 sq.ft.	Age:	2019 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 161
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Smoking Home, Stone Counters		

Inclusions: NA

Welcome to Holland Park! Discover this meticulously maintained townhouse in the desirable community of Walden. Perfectly suited for first-time homebuyers and savvy investors alike, this 2-storey townhouse features 2 spacious bedrooms and 2 baths with an open-concept floor plan that maximizes space and light. Step inside to find luxury vinyl plank flooring throughout the main level, seamlessly connecting the living room, dining area, and kitchen. The modern kitchen boasts sleek stainless steel appliances, stylish white and wood-pattern cabinets, and elegant white quartz countertops, complemented by chic black handles and faucets. Upstairs, you'll find two generously sized bedrooms, a convenient laundry room, and two full bathrooms, offering both comfort and functionality. The lower level provides a welcoming foyer, a storage room, and an oversized single attached garage for all your needs. Plus, the full-size partially covered parking pad adds extra convenience. After a long winter in Calgary, you will be pleased with spacious balcony, perfect for entertaining or relaxing. This property is in pristine condition and ready for you to call it home! Don't miss out on this incredible opportunity—call today to schedule your private showing!