

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

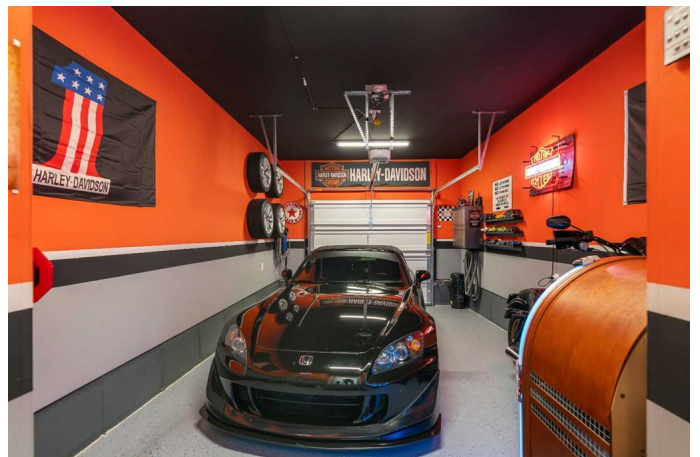
MLS® #A2248176

**\$399,000**

2 Bedroom, 2.00 Bathroom, 1,020 sqft  
Residential on 0.02 Acres

Walden, Calgary, Alberta

PRIDE OF OWNERSHIP!!! 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 awayâ€”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	Single Garage Attached, Garage Faces Rear
# 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	12
Zoning	M-1 d100

### **Listing Details**

Listing Office	Real Broker
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