2474 210 Avenue SE

Calgary | Active | MLS® A2343146

$352,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2022**	**1,004.96 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

Some communities you buy into. Walden you settle into. Morning laps around the Walden ponds, the pathway network along 194th, groceries and a gym you can walk to at Walden Gate, Fish Creek Park minutes up the road, and Stoney Trail right there when the mountains or the airport are calling. Welcome to 2474 210 Avenue SE.

This bright, low-maintenance townhome offers just over 1,000 sq ft of thoughtfully designed above-grade living, starting with what few homes at this price offer: a private single attached garage, with its own foyer, storage and utility room on the entry level. Park inside, drop your things, head up.

The main living level is open, airy and made for real life. The kitchen anchors one end with engineered stone countertops, generous cabinetry and full prep space, opening to a dining area that comfortably seats four to six and a living room beyond. And here is what sets this one apart: a full south exposure that floods the home with natural light all day long and keeps it warm and welcoming right through a Calgary winter. Step out to your private south-facing balcony for morning coffee, evening barbecues and long summer nights.

Upstairs, both bedrooms are true doubles, each with its own closet and its own bathroom. The primary is a genuine retreat with a private 3-piece ensuite, while the second bedroom sits beside a full 4-piece bath, ideal for a guest room or the home office you actually want to work in. Upper-level laundry means no hauling baskets up and down stairs.

No yard to mow, no walks to shovel, no basement to finish, and condo fees of just $161.24 per month. Genuinely affordable ownership in one of south Calgary's friendliest and most diverse communities, with schools, playgrounds, daycare, restaurants and retail all close at hand.

First-time buyer stepping out of a rental. Downsizer ready to lock the door and travel. Young couple who would rather spend weekends in Fish Creek than on a lawnmower. Book your private showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343146
Bedrooms	2
Bathrooms	2
Year Built	2022
Property Type:	Residential
Property Sub Type:	Row/Townhouse

Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,004.96 sq. ft.
Main Level Finished Area:	396.46 sq. ft.
Upper Level Finished Area:	505.86 sq. ft.
Condo Fee:	$161.22
Condo Fee Includes:	Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Acreage:	No
Lot Area:	806 sq. ft.
Lot Frontage:	12'11 7/8 "
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Ground
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2022 (Age: 4)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0

Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	2210011;114
Heating:	Central, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Siding
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Garage Door Opener, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Walden
Amenities:	None

Appliances:	Dishwasher, Microwave Hood Fan, Oven, Washer/Dryer Stacked, Window Coverings
Inclusions:	n/a
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Cats OK, Dogs OK
Main Floor	Furnace/Utility Room · 7'7" × 2'11" ·
2nd Floor	Balcony · 13'3" × 7'8" ·
2nd Floor	Kitchen · 11'1" × 8'8" ·
2nd Floor	Dining Room · 9' × 6'2" ·
2nd Floor	Living Room · 12'2" × 11'9" ·
3rd Floor	Bedroom - Primary · 11'8" × 9'10" ·
3rd Floor	Bedroom · 9'10" × 8'10" ·
Title to Land:	Fee Simple
Community Features:	Fishing, Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Wired for Data
Exterior Features:	Balcony, Playground, Private Entrance, Rain Gutters
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Landscaped, Lawn, No Neighbours Behind
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-1 d100
Listed Date:	Sep 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2474-210-avenue-se-calgary-a2343146/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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