



JUDICIAL SALE

WALDEN BOULEVARD SE

FOR SALE

19605

WALDEN BOULEVARD SE
CALGARY | ALBERTA



**CUSHMAN &
WAKEFIELD**

CUSHMAN & WAKEFIELD ULC

BOW VALLEY SQUARE IV
250 6TH AVENUE SW, SUITE 2400
CALGARY, AB T2P 3H7

CUSHMANWAKEFIELD.COM

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FOR SALE

19605 WALDEN BLVD SE

CALGARY AB



PROPERTY DETAILS & HIGHLIGHTS



PROPERTY DETAILS :

Legal:	Condominium Plan 1711606; Units 1, 6, 7
Location:	19605 Walden Boulevard SE
Building Size:	Total: 29,015 SF
Land Use Bylaw:	C-COR2 f0.5h12
Year Constructed:	2016
Number of Parking Stalls:	120 (TBV)
2019 Proportional Assessment:	\$10,494,936 (Approximate)

Comments

- Located along the west side of Walden Blvd, between 194th Avenue and Walden Drive SE
- Located within close proximity to Macleod Trail
- This commercial centre offers retail and professional services to developing communities of Walden, Chaparral and Legacy
- Surrounding amenities include bike paths, parks, a constructed lake and the Blue Devil Golf Course

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PROPERTY DETAILS & HIGHLIGHTS



BUILDING	LEGAL UNIT	TOTAL SF
1	1	Main floor only 7,250 SF
2	7	13,016 SF
3	6	8,749 SF

Property Line



WALDEN



10 minute drive to Somerset-Bridlewood train line



71% of population aged between 15 - 64



Estimated Population (2018)
5,619



Average household income
\$119,595

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LOCATION MAP



LEGACY

WALDEN

SUBJECT SITE

WALDEN BLVD SE

194 AVENUE SE

CHAPARRAL



30 MINUTES TO CALGARY
INTERNATIONAL AIRPORT

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