# \$530,000 - 62 Walden Lane Se, Calgary

MLS® #A2229863

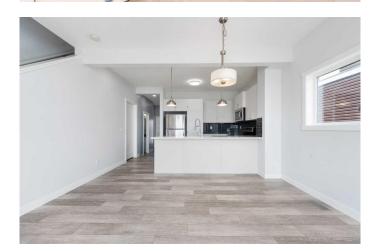
#### \$530,000

3 Bedroom, 3.00 Bathroom, 1,268 sqft Residential on 0.04 Acres

Walden, Calgary, Alberta

\*\*\* Open House SATURDAY JUNE 14 FROM 2 TO 4 PM. \*\*\* Welcome to this well maintain 2-storey townhome nestled in the desirable community of Walden. Featuring 3 spacious bedrooms, 2.5 bathrooms, and a single attached garage, this home offers a functional layout perfect for families or first-time buyers. The open floor plan creates a seamless flow between the living, dining, and kitchen areas, ideal for both entertaining and everyday living. The kitchen is well-equipped with stainless steel appliances, ample cabinetry, and generous counter space. Upstairs, you'II find well-sized bedrooms including a comfortable primary suite. The partially finished basement offers additional living potential, perfect for a rec room, office, or bedrooms. Step out onto the large rear deck that overlooks the tranquil Walden Ponds and green space, offering a peaceful outdoor retreat. Ideally located near parks, schools, and just steps from several shopping plazas including Legacy Shopping Plaza. Enjoy easy access to Stoney Trail and Macleod Trail, making commuting a breeze. This is a fantastic opportunity to own a home in one of Calgary's most convenient and vibrant communities.





Built in 2021

**Essential Information** 

| MLS® #         | A2229863      |
|----------------|---------------|
| Price          | \$530,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,268         |
| Acres          | 0.04          |
| Year Built     | 2021          |
| Туре           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

# **Community Information**

| Address     | 62 Walden Lane Se |
|-------------|-------------------|
| Subdivision | Walden            |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2X 2A7           |

# Amenities

| Amenities      | Trash, Visitor Parking |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

| Interior Features | Breakfast Bar, Quartz Counters, Walk-In Closet(s)                                  |
|-------------------|--|
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

# Exterior

Exterior Features Other

| Lot Description | Backs on to Park/Green Space, Corner Lot, No Neighbours Behind, Rectangular Lot |
|-----------------|---|
| Roof            | Asphalt Shingle   |
| Construction    | Vinyl Siding, Wood Frame, Wood Siding   |
| Foundation      | Poured Concrete   |

#### **Additional Information**

| Date Listed    | June 12th, 2025 |
|----------------|-----------------|
| Days on Market | 4               |
| Zoning         | M-G d44         |

#### **Listing Details**

Listing Office RE/MAX Realty Professionals

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