

\$469,900 - 176 Walden Drive Se, Calgary

MLS® #A2262800

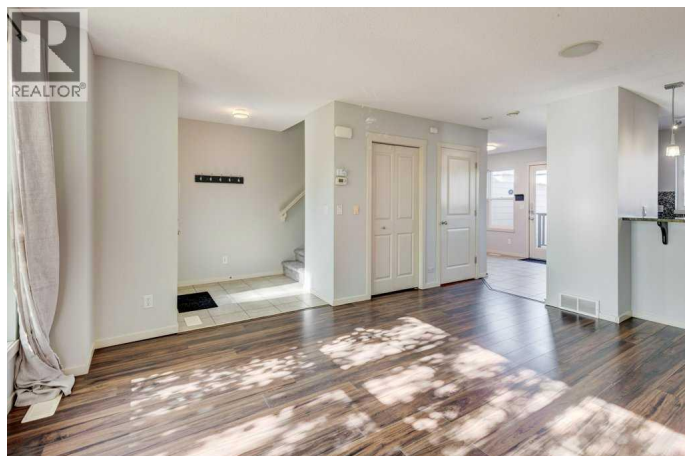
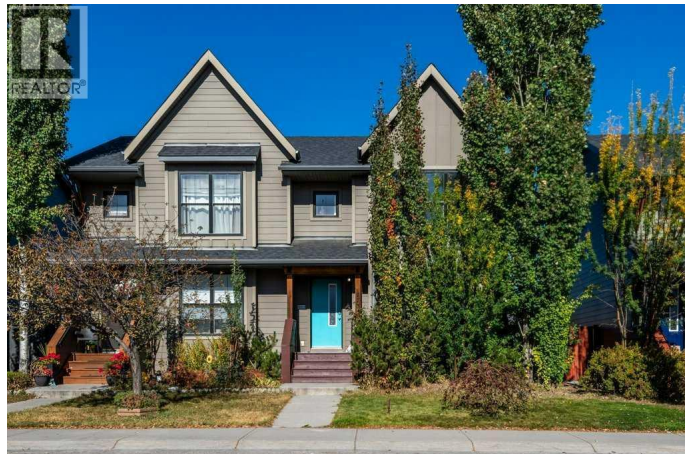
\$469,900

2 Bedroom, 1.00 Bathroom, 1,073 sqft

Single Family on 0.07 Acres

Walden, Calgary, Alberta

**** OPN HSE SAT 1:30 - 2:45**** | No condo fees | Brand new mechanical | Central air | Double garage | ****Value alert**** | Welcome home " or welcome to your next great investment! This freshly updated duplex offers a perfect blend of comfort, location, and value " with no condo fees and all the big-ticket updates already done. Enjoy peace of mind with brand-new carpet, fresh paint throughout, a new furnace, new hot water tank, central air, and in-ground irrigation. The main floor features a bright, open layout with a spacious family room anchored by a gas fireplace. The kitchen showcases upgraded stainless appliances, a serve-over breakfast bar for entertaining, and a sunny breakfast nook overlooking the backyard and deck. Upstairs offers two generous bedrooms plus a versatile loft " ideal for a nursery, home office, or reading space. The primary suite faces greenspace and includes a walk-in closet, while a 4-piece bath completes the upper level. The basement is open, bright, and ready for your ideas " featuring a large egress window and rough-ins for a future bathroom. A great opportunity to expand living space or add value down the road. Outside, enjoy a large lot with a rear deck, in-ground irrigation, and a fully insulated double detached garage with sub-panel and EV hookup, all accessed from a paved alley. Located just half a block from parks and pathways, one block from shopping, and transit within a 2-minute walk, this home offers unbeatable convenience and



excellent rental potential.Vacant and ready for quick possession â€” move in or rent out before Christmas! Priced to move, don't wait on this one. (id:6289)

Built in 2008

Essential Information

Listing #	A2262800
Price	\$469,900
Bedrooms	2
Bathrooms	1.00
Square Footage	1,073
Acres	0.07
Year Built	2008
Type	Single Family
Sub-Type	Freehold

Community Information

Address	176 Walden Drive Se
Subdivision	Walden
City	Calgary
Province	Alberta
Postal Code	T2X0N3

Amenities

Amenities	Schools, Shopping
Features	Back lane
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Window Coverings
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

of Stories 2

Exterior

Exterior	Composite Siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX First



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