

# \$550,000 - 168 Walden Drive Se, Calgary

MLS® #A2227459

**\$550,000**

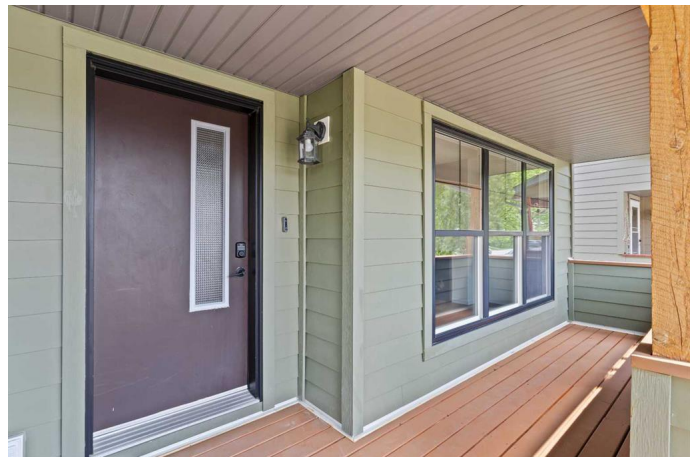
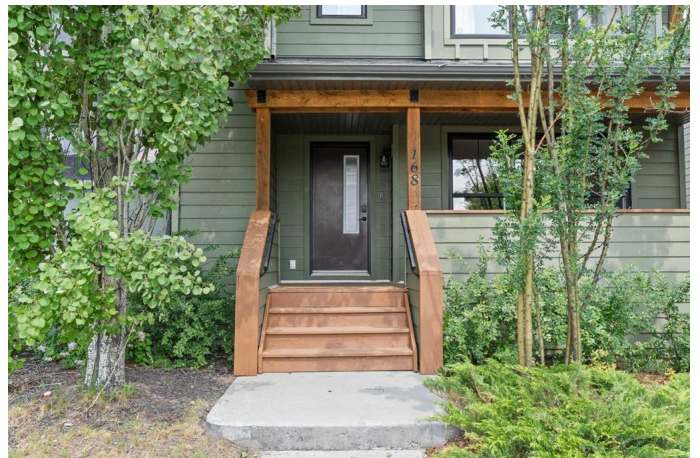
3 Bedroom, 3.00 Bathroom, 1,262 sqft

Residential on 0.07 Acres

Walden, Calgary, Alberta

3 BEDROOMS | 2 1/2 BATHROOMS |  
2-STOREY | DUPLEX | 1,262 SQFT | NEW  
HARDWOOD FLOORS | DETACHED  
DOUBLE GARAGE | FRESH UPDATES  
THROUGHOUT

Welcome to this beautifully updated 2-storey home in the vibrant and family-friendly community of Walden, offering 1,262 sqft of living space with 3 bedrooms and 2.5 bathrooms. Just steps from scenic walking paths, schools, parks, and shopping, this home combines comfort, charm, and convenience. As you walk up to the home you will be impressed with the newly painted front porch with room for seating. Entering the house, the foyer with closet welcomes you into this freshly painted home with updates throughout. The main floor boasts an open-concept design with brand new hardwood flooring (2025) throughout the living room, dining area, and kitchen. The kitchen is well-equipped with dark cabinetry, stainless steel appliances, a brand new kitchen sink and faucet, a pantry with built-in shelving, tile backsplash, and a large island with breakfast bar. The spacious great room is centered around a gas fireplace, perfect for enjoying cozy nights. A 2-piece bath and mudroom at the back of the home complete this level. Upstairs, you'll find three bedrooms including a generous primary suite featuring huge south-facing windows, a walk-in closet, and a private 4-piece ensuite. Two additional



bedrooms share a second full bathroom, updated with new faucets. The insulated basement with roughed-in plumbing offers potential for future development, while the back yard boasts a freshly painted back deck, a detached double garage and fully fenced yard. Additional updates include duct and furnace cleaning, humidifier service with new filter, and new locksets on all entry doors. This is a perfect opportunity to own a stylish and well-maintained home! Book your showing today! Photos are virtually staged and are not an accurate depiction of current property.

Built in 2008

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2227459               |
| Price          | \$550,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,262                  |
| Acres          | 0.07                   |
| Year Built     | 2008                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 168 Walden Drive Se |
| Subdivision | Walden              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2W 5X1             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Lane, Back Yard, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                              |
| Construction      | Composite Siding, Wood Frame                 |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 9              |
| Zoning         | R-2M           |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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