

# \$489,000 - 62 Walden Lane Se, Calgary

MLS® #A2245102

**\$489,000**

3 Bedroom, 3.00 Bathroom, 1,268 sqft

Residential on 0.04 Acres

Walden, Calgary, Alberta

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'll 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® #                      A2245102

Price                         \$489,000

|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,268         |
| Acres          | 0.04          |
| Year Built     | 2021          |
| Type           | 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    | August 1st, 2025 |
| Days on Market | 1                |
| Zoning         | M-G d44          |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.