

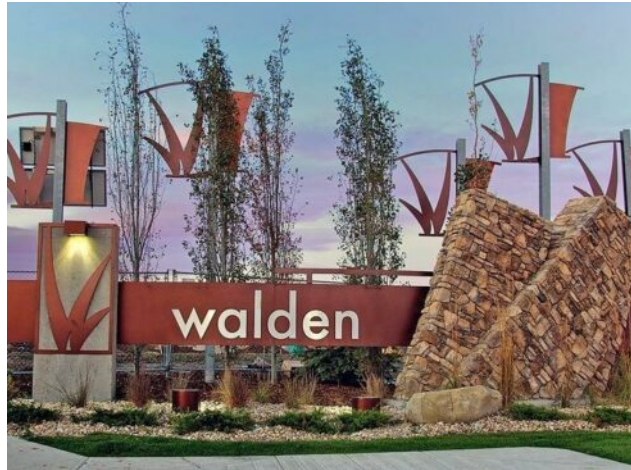


GRASSROOTS
REALTY GROUP

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631 Walden Drive SE
Calgary, Alberta

MLS # A2245048



\$510,000

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,322 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: n/a

Open House: Saturday, August 23 11:00am-1:00pm * PRICED TO SELL * MOVE IN READY * NO CONDO FEES * NO HOA FEES *
Welcome to this BEAUTIFULLY MAINTAINED Duplex in the vibrant and sought-after community of WALDEN. With over 1,300 sq ft of thoughtfully designed living space, this bright and open two-storey home is perfect for first-time buyers, young families, or anyone looking to right-size their lifestyle. Step inside to discover a spacious, light-filled floor plan featuring 9-foot ceilings, new carpet (2023), fresh paint throughout (2023), and gleaming hardwood floors. The stylish kitchen is equipped with white cabinetry, quartz countertops, and Whirlpool stainless steel appliances, including a microwave hood fan—perfect for everyday living and entertaining. Enjoy THREE BEDROOMS upstairs, including a spacious primary suite with a 3-piece ensuite and a walk-in closet. A total of three bathrooms (2 full + 1 powder room) ensures comfort and convenience for the whole household. The FULLY FENCED and landscaped yard (2023) offers low-maintenance outdoor spaces with a patio in both the front and back, plus a large rear parking pad with lane access. The UNSPOILED BASEMENT awaits your personal touch and features high ceilings, a large egress window, rough-in for a bathroom, and all utilities conveniently tucked into one area—including a 60-gallon electric hot water tank (2023), humidifier & high efficient Furnance (2023), and more. Located just steps from a neighbourhood playground, and close to shopping, restaurants, schools, transit, and major routes like Stoney Trail and MacLeod Trail. Plus, you're only minutes away from the South Health Campus. This home offers incredible value, modern features, and MOVE-IN READINESS—don't miss your opportunity to make it yours. This townhome won't last long

and needs to be seen in person to TRuely APPRECIATE ITS BEAUTY & it's potential to make it your own! BOOK your Private showing TODAY & MAKE THIS TOWNHOME YOURS TOMORROW!