



GRASSROOTS
REALTY GROUP

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62 Walden Lane SE
Calgary, Alberta

MLS # A2245102



\$489,000

Division:	Walden		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,268 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, No Neighbours Behind, Rectangu		

Heating:	Forced Air
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Breakfast Bar, Quartz Counters, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 300
LLD:	-
Zoning:	M-G d44
Utilities:	-

Inclusions: All Window Coverings

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.