



GRASSROOTS
REALTY GROUP

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81 Walden Drive SE
Calgary, Alberta

MLS # A2257910



\$525,000

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,172 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: IKEA shelving in dining room, 2 x IKEA shelving in basement, Security System Hardware

Welcome to Walden living with no condo fees! This beautifully maintained 2-storey duplex comes complete with a double detached garage and over 1,700 sq. ft. of developed living space. Perfectly positioned on a quiet street, you'll love being just minutes to parks, pathways, schools, shopping, dining, and transit. Inside, the main floor offers a bright front living room, a convenient powder bath, and a stylish kitchen featuring dark cabinetry, stainless steel appliances, large granite island, and an open dining area that flows to your sunny south-facing backyard and deck. The fenced backyard provides space for play, pets, and relaxation, all with the convenience of your own double garage. Upstairs, you'll find two spacious primary suites, each with its own walk-in closet and private ensuite—a fantastic setup for families, guests, or roommates. The fully finished basement expands your lifestyle with a large family room, third bedroom or office, full bathroom, laundry, and plenty of storage. Additional upgrades include HardieBoard siding, Low-E windows, and thoughtful closet organizers. With quick access to Macleod Trail, Stoney Trail, and just 10 minutes to the C-Train, this home offers the perfect balance of comfort, convenience, and value.