



GRASSROOTS
REALTY GROUP

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176 Walden Drive SE
Calgary, Alberta

MLS # A2262800



\$469,900

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,073 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

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

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2M
Utilities:	-

Inclusions: n/a

**** OPN HSE SAT 1:30 - 2:45**** | No condo fees | Brand new mechanical | Central air | Double garage | ****Value alert**** | Welcome home — or welcome to your next great investment! This freshly updated duplex offers a perfect blend of comfort, location, and value — with no condo fees and all the big-ticket updates already done. Enjoy peace of mind with brand-new carpet, fresh paint throughout, a new furnace, new hot water tank, central air, and in-ground irrigation. The main floor features a bright, open layout with a spacious family room anchored by a gas fireplace. The kitchen showcases upgraded stainless appliances, a serve-over breakfast bar for entertaining, and a sunny breakfast nook overlooking the backyard and deck. Upstairs offers two generous bedrooms plus a versatile loft — ideal for a nursery, home office, or reading space. The primary suite faces greenspace and includes a walk-in closet, while a 4-piece bath completes the upper level. The basement is open, bright, and ready for your ideas — featuring a large egress window and rough-ins for a future bathroom. A great opportunity to expand living space or add value down the road. Outside, enjoy a large lot with a rear deck, in-ground irrigation, and a fully insulated double detached garage with sub-panel and EV hookup, all accessed from a paved alley. Located just half a block from parks and pathways, one block from shopping, and transit within a 2-minute walk, this home offers unbeatable convenience and excellent rental potential. Vacant and ready for quick possession — move in or rent out before Christmas! Priced to move, don't wait on this one.