



52 Walden Lane SE
Calgary, Alberta

MLS # A2303742



\$459,900

Division:	Walden		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,254 sq.ft.	Age:	2021 (5 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		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 327
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Backing onto open green space with an expansive view and featuring a fully finished basement, this well-maintained 2-storey townhome in Walden offers 3 spacious bedrooms, 2.5 bathrooms, and a bright, functional layout. The open-concept main floor seamlessly connects the living, dining, and kitchen areas, making it perfect for both everyday living and entertaining. The kitchen features ample cabinetry and counter space, creating a practical and inviting space for the whole family. Upstairs, you’ll find 3 comfortable bedrooms, including a well-sized primary bedroom, ideal for families, first-time buyers, or investors. The fully finished basement adds valuable extra living space, perfect for a family room, home office, gym, or guest area. Another standout feature of this home is the central air conditioning, offering added comfort during Calgary’s warm summer days. Combined with the rare open view behind the home, this property offers a sense of privacy and openness that is hard to find in townhome living. Conveniently located close to parks, schools, shopping, and major routes. Homes with these features and views are rarely available—don’t miss this opportunity!