

# \$459,900 - 204 Walden Drive Se, Calgary

MLS® #A2254793

**\$459,900**

3 Bedroom, 4.00 Bathroom, 1,204 sqft  
Residential on 0.05 Acres

Walden, Calgary, Alberta

\*\*\*WELCOME HOME!\*\*\* to Branches II in Walden, and your valuable opportunity to own this conveniently located, modern Walden townhome. Modern styling begins outside with durable composite siding contemporary angular design. Inside a bright, modern floor plan provides welcoming living and entertaining space with ceramic tile in high traffic areas, and upgraded carpet in the front facing living room. The modern kitchen features a black quartz island, stylish white cabinets and tiled backsplash, along with another large window overlooking the back yard. Stainless appliances, updated in 2021, include the oversized fridge with French doors the main level. Upstairs, youâ€™ll find 2 bedroom suites. The spacious primary suite offers incredible vaulted ceilings and full height corner windows with a dramatic southern view, as well as a spacious walking in closet and well appointed 3pc en suite. A second bedroom suite provides executive comfort, along with its own walk in closet and 4pc en suite. The developed basement features in-stair lighting leading to the perfectly appointed theatre-style rec room and compatible flex space, perfect for a private home office or tech space. There's also a 3rd bedroom and 3pc bath with luxurious soaker tub. The private backyard provides a pleasant outdoor entertainment space or childrenâ€™s play area, along with access to your detached double garage. Located close to schools, shopping, restaurants and transit, with quick



access to MacLeod TR and Stoney TR, this is a perfect first home, or revenue property. Professional management and low condo fees enhance the low maintenance lifestyle and convenience.

Built in 2010

### **Essential Information**

MLS® #	A2254793
Price	\$459,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,204
Acres	0.05
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	204 Walden Drive Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0P3

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No
-------------------	--

	Smoking Home, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 4th, 2025
Days on Market	2
Zoning	R-2M

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.