

# \$469,900 - 176 Walden Drive Se, Calgary

MLS® #A2262800

**\$469,900**

2 Bedroom, 1.00 Bathroom, 1,073 sqft

Residential on 0.07 Acres

Walden, Calgary, Alberta

**\*\* 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.

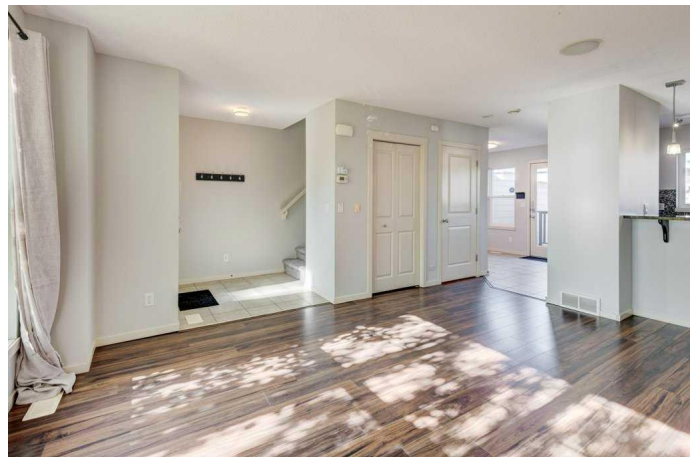
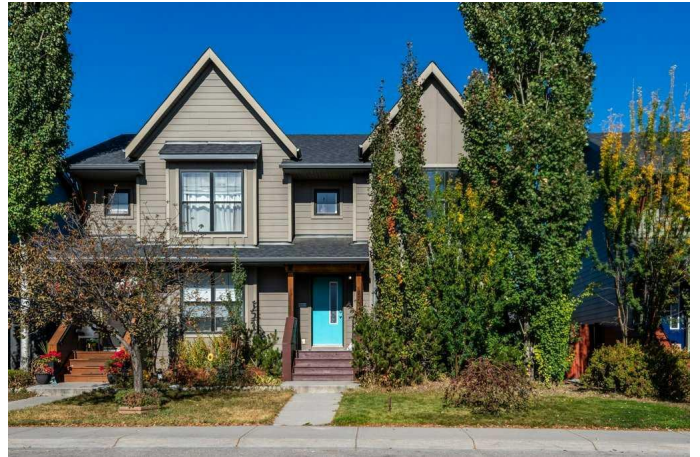
Enjoy peace of mind with brand-new carpet, fresh paint throughout, a new furnace, new hot water tank, central air, and in-ground irrigation.

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.

Built in 2008

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2262800               |
| Price          | \$469,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,073                  |
| Acres          | 0.07                   |
| Year Built     | 2008                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 176 Walden Drive Se |
| Subdivision | Walden              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2X 0N3             |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Walk-In Closet(s)                                                             |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                     |
| Cooling           | None                                                                                                           |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 1                                                                                                              |
| Fireplaces        | Gas                                                                                                            |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Unfinished                                                                                               |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Composite Siding, Wood Frame     |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 2                  |
| Zoning         | R-2M               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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.