

# \$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

| 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.

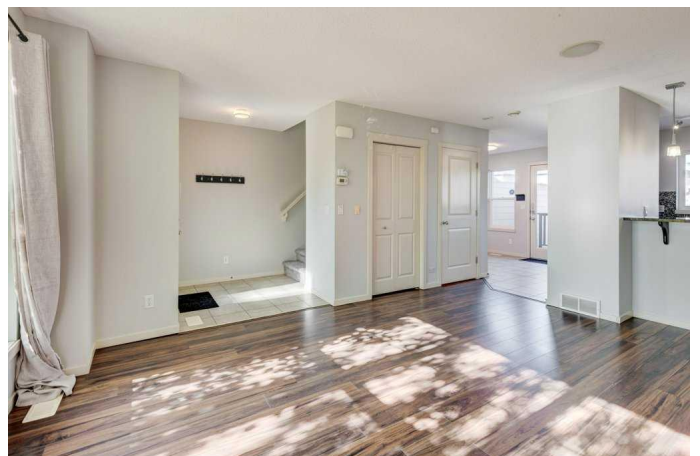
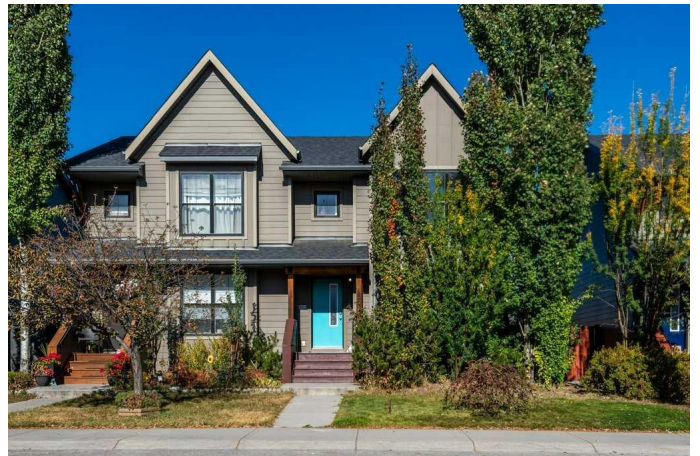
Enjoy peace of mind with brand-new carpet,  
fresh paint throughout, a new furnace, new hot  
water tank, central air, and in-ground irrigation.

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 9  
Zoning R-2M

## Listing Details

Listing Office RE/MAX First

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