

\$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.

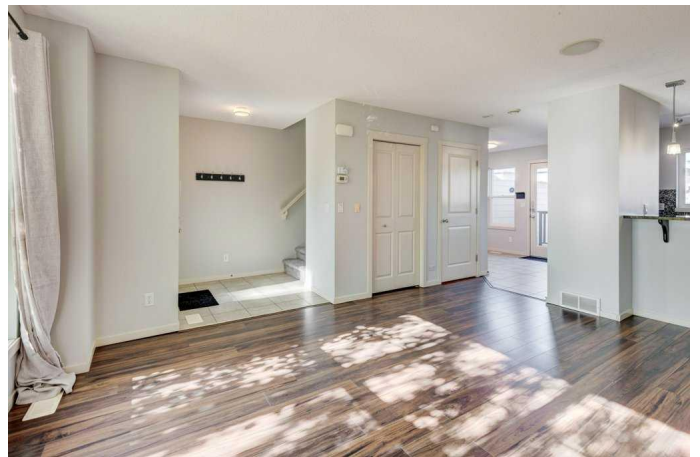
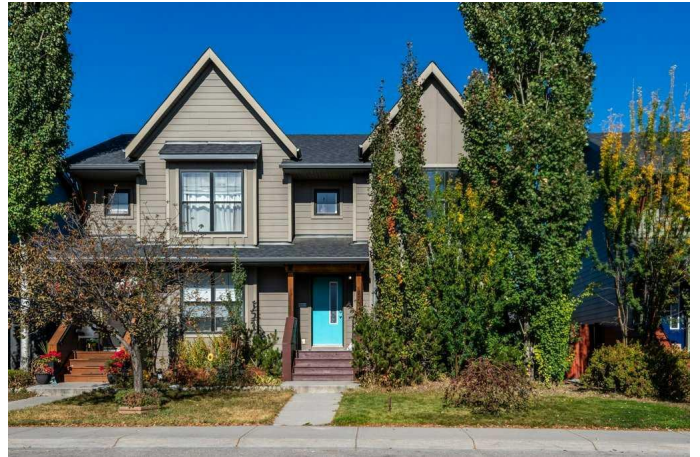
Enjoy peace of mind with brand-new carpet, fresh paint throughout, a new furnace, new hot water tank, central air, and in-ground irrigation.

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
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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	3
Zoning	R-2M

Listing Details

Listing Office	RE/MAX First
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