

# \$425,000 - 908 Walden Drive Se, Calgary

MLS® #A2203287

**\$425,000**

2 Bedroom, 3.00 Bathroom, 1,281 sqft

Residential on 0.03 Acres

Walden, Calgary, Alberta

Price Adjustment! Welcome to this exceptional 2 bedroom townhome in the heart of Walden! The bright and airy kitchen boasts timeless white cabinetry, sleek white quartz countertops, and stainless steel appliances, including an upgraded gas range. A pantry provides extra storage, while the SE facing balcony is the perfect spot to enjoy your morning coffee and your summer time Grillin'. Designed for modern living, this home offers dual primary suites, each featuring their own private en-suite, and you will enjoy the refreshing convenience of upper level laundry. Parking is a breeze with a tandem double garage PLUS a full driveway, offering space for 3 vehicles. The visitor parking is conveniently located right across from this home! Situated directly across from a small outdoor hockey rink, and is walkable to Township Shopping center which has every amenity you would ever need! The pet-friendly complex also features a serene courtyard with a gazebo, creating a welcoming community vibe. Whether you're a young professional, growing family, or savvy investor, this low-maintenance townhome offers the perfect blend of style, location, and affordability. Don't miss out—book your showing today!

Built in 2015

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2203287      |
| Price          | \$425,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,281         |
| Acres          | 0.03          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 908 Walden Drive Se |
| Subdivision | Walden              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2X 4C4             |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Visitor Parking, Gazebo, Snow Removal, Trash |
| Parking Spaces | 3                                            |
| Parking        | Double Garage Attached, Tandem               |
| # of Garages   | 2                                            |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Pantry, Vinyl Windows                                                             |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Gas Range, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                                                         |
| Cooling           | None                                                                                                               |
| Basement          | None                                                                                                               |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Balcony, Courtyard                                        |
| Lot Description   | Back Lane, Front Yard, Landscaped, Level, Street Lighting |

|              |                              |
|--------------|------------------------------|
| Roof         | Asphalt Shingle              |
| Construction | Wood Frame, Composite Siding |
| Foundation   | Poured Concrete              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 45               |
| Zoning         | M-X1             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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