

\$460,000 - 176 Walden Drive Se, Calgary

MLS® #A2262800

\$460,000

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 â€™ or welcome to your next
great investment! This freshly updated duplex
offers a perfect blend of comfort, location, and
value â€™ with no condo fees and all the
big-ticket updates already done.

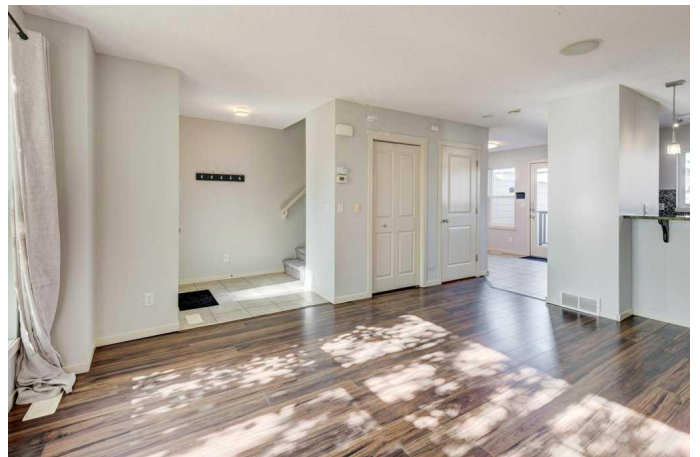
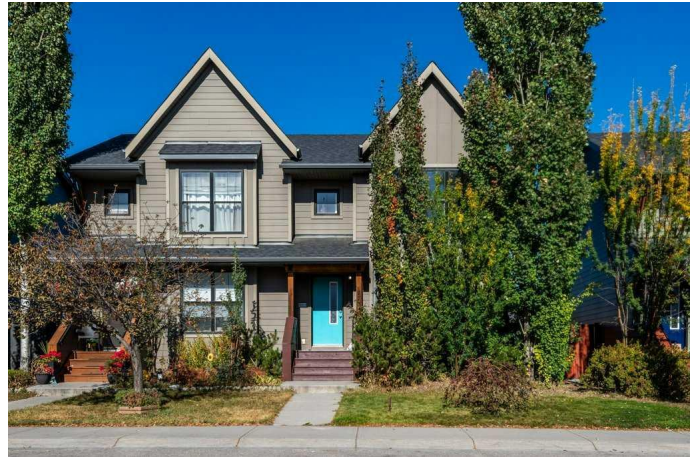
Enjoy peace of mind with brand-new carpet,
fresh paint throughout, a new furnace, new hot
water tank, central air, and in-ground irrigation.

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 â€™ 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 â€™ 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	\$460,000
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, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Full

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 28
Zoning R-2M

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.