

**62 Walden Lane SE**  
**Calgary, Alberta**

**MLS # A2229863**



**\$515,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,268 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, No Neighbours Behind, Rectangu		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Quartz Counters, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 300

**LLD:** -

**Zoning:** M-G d44

**Utilities:** -

**Inclusions:** ALL WINDOW COVERINGS

Welcome to this well maintain 2-storey townhome nestled in the desirable community of Walden. Featuring 3 spacious bedrooms, 2.5 bathrooms, and a single attached garage, this home offers a functional layout perfect for families or first-time buyers. The open floor plan creates a seamless flow between the living, dining, and kitchen areas, ideal for both entertaining and everyday living. The kitchen is well-equipped with stainless steel appliances, ample cabinetry, and generous counter space. Upstairs, you'll find well-sized bedrooms including a comfortable primary suite. The partially finished basement offers additional living potential, perfect for a rec room, office, or bedrooms. Step out onto the large rear deck that overlooks the tranquil Walden Ponds and green space, offering a peaceful outdoor retreat. Ideally located near parks, schools, and just steps from several shopping plazas including Legacy Shopping Plaza. Enjoy easy access to Stoney Trail and Macleod Trail, making commuting a breeze. This is a fantastic opportunity to own a home in one of Calgary's most convenient and vibrant communities.