



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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62 Walden Lane SE
Calgary, Alberta

MLS # A2245102



\$489,000

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Quartz Counters, Walk-In Closet(s)		
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.