



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

780-831-7725  
jackadmin@gpremax.com

176 Walden Drive SE  
Calgary, Alberta

MLS # A2262800



\$469,900

|             |                                                    |            |      |
|-------------|----------------------------------------------------|------------|------|
| Heating:    | Forced Air                                         | Water:     | -    |
| Floors:     | Carpet, Laminate, Tile                             | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                    | Condo Fee: | -    |
| Basement:   | Full, Unfinished                                   | LLD:       | -    |
| Exterior:   | Composite Siding, Wood Frame                       | Zoning:    | R-2M |
| Foundation: | Poured Concrete                                    | Utilities: | -    |
| Features:   | Breakfast Bar, Granite Counters, Walk-In Closet(s) |            |      |
| Inclusions: | n/a                                                |            |      |

| No condo fees | Brand new mechanical | Central air | Double garage | **\*\*Value alert\*\*** | Welcome home &mdash; or welcome to your next great investment! This freshly updated duplex offers a perfect blend of comfort, location, and value &mdash; 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 &mdash; 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 &mdash; 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 &mdash; move in or rent out before Christmas! Priced to move, don't wait on this one.