



82 Walden Drive SE
Calgary, Alberta

MLS # A2292129



\$525,000

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,251 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: GAZEBO, SHED, DECK BENCHES (X2)

* New Roofing installed & Price Improved * Welcome to your next chapter in the vibrant community of Walden! This charming 3-bedroom, 2-full-bathroom home blends comfort, style, and convenience—making it the perfect fit for first-time buyers or growing families ready to put down roots. Step inside to a bright and inviting open-concept main floor designed for convenient living. The spacious layout seamlessly connects the living, dining, and kitchen areas—perfect for entertaining guests or enjoying everyday family life. The kitchen features stainless steel appliances, ample cabinetry, and plenty of workspace. The home offers three comfortable bedrooms and two full bathrooms, providing plenty of room for everyone. Downstairs, the fully finished basement adds valuable living space that can easily be transformed into a cozy family room, home theatre, playroom, gym, or home office. Outside, enjoy a worry-free backyard that’s perfect for relaxing rather than maintaining, along with the added bonus of a double detached garage for secure parking and additional storage. Location truly sets this home apart. With a bus stop right across the street, commuting is simple and convenient. You’ll also love being within walking distance to a shopping plaza, surrounded by excellent schools, and just minutes from major highways—making trips across the city quick and easy. Whether you’re starting your homeownership journey or looking for a place your family can grow into, this delightful Walden home checks all the boxes.