



GRASSROOTS

REALTY GROUP

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**960 Walden Drive SE
Calgary, Alberta**

MLS # A2301145



\$474,900

Division:	Walden		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,588 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.04 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 346
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: N/A

OPEN HOUSE Saturday May 2, 12-3pm. Welcome to this Stunning 3-Bedroom corner unit with Sunny South Exposure in Walden! This bright beautifully updated 3-bedroom, 2.5-bath end unit townhome offers the perfect blend of style, function, and community living. Enjoy the sunny south-facing balcony or relax on the charming front patio—a great spot to catch up with neighbours and friends. Prefer private entry? Step inside through the attached garage, which includes a versatile flex room —perfect for a home office, gym, or potential fourth bedroom (seller happy to convert back to tandem garage). Thoughtful upgrades throughout include: Newer carpet, Renovated main floor half-bath, Custom built-in desk/office nook, Designer wallpaper in all bedrooms, Quartz countertops, Stainless steel appliances, Engineered hardwood floors, 9 ft ceilings for an airy, spacious feel. The bright open-concept main floor features a cozy living room, a designated office/desk area, a stylish kitchen with plenty of cabinets, counter space, and two windows that flood the room with natural light. The spacious dining area flows seamlessly onto your sunny south-facing deck with a privacy screen and BBQ gas line, making outdoor entertaining a breeze. Upstairs, the generous primary bedroom offers multiple windows, elegant designer touches, a walk-in closet, and a private 3-piece ensuite. Two additional good-sized bedrooms, a full bathroom, and convenient upstairs laundry complete the upper level. The garage flex room can easily be removed to restore the original double tandem garage layout if desired. Located steps from a community green space and fire pit, this home offers a true sense of neighbourhood living. You’re also just minutes from parks, shopping, restaurants, Starbucks, Tim Hortons, and major routes like Macleod Trail, Stoney Trail, and

Deerfoot Trail. Welcome home to Walden—where modern living meets everyday convenience!