



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

984 Walden Drive SE
Calgary, Alberta

MLS # A2330866



\$398,900

Division:	Walden		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,437 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 285
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: n/a

This beautifully maintained 3-storey townhome in Walden offers an elevated blend of modern comfort and refined living, set within one of Calgary's most thoughtfully designed south communities. With plenty of living space, central A/C, a single attached garage, drive pad for a 2nd vehicle and a central vacuum system, the home delivers a premium, move-in-ready experience from the moment you step inside. A tile foyer welcomes you on the entry level, offering both durability and style as you step into the home. This level features a spacious flex room - ideal as a private office, fitness studio, or stylish lounge. A large storage closet and direct access to the garage add everyday convenience while keeping the space feeling clean and functional. As you head up to the main level, a striking feature wall along the stairwell adds a touch of designer flair and sets the tone for the upscale finishes that follow. On the main floor, natural light fills the open-concept living and dining areas, highlighted by rich hardwood flooring and an inviting atmosphere. The living room opens onto a Southwest-facing balcony through a sleek glass slider door, creating a sunny retreat perfect for unwinding or entertaining. The dining area easily accommodates a larger table, making gatherings feel effortless and elegant. The kitchen feels impressively upscale, featuring tile flooring, abundant white cabinetry with undermount lighting, stainless steel appliances including a gas stove, quartz countertops, a tile backsplash, pantry closet, and big bright windows that elevate the room's airy feel. Upstairs, the home continues to impress with two well-appointed bedrooms. The primary bedroom offers generous proportions, a large two-door closet, and a beautifully finished 3-piece ensuite with quartz countertop, tile flooring, and a tiled walk-in shower with a glass door. The second bedroom is equally spacious

and includes a cheater door to the 4-piece main bathroom, finished with quartz counter, tile flooring, and a tub/shower with tile surround. A convenient laundry closet with a full sized washer & dryer completes the upper level. The location is exceptional—steps from grocery stores, coffee shops, restaurants, parks, and everyday essentials. This pet-friendly complex (with board approval) sits near the Walden Ponds pathway, offering a peaceful escape for morning walks or evening strolls. Quick access to Stoney Trail and Macleod Trail makes commuting remarkably easy, adding to the appeal of this premium south Calgary address.