

363 Walden Drive SE  
Calgary, Alberta

MLS # A2178344



## \$439,900

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,460 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, City Lot, Few Trees, Front Yard, Low Maintenance Landscape, St		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 347
<b>Basement:</b>	Finished, None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Walden! Discover this beautifully maintained, 3-story townhome in one of SE Calgary's most vibrant communities. This exceptional home offers 2 spacious bedrooms+ den/office, 2.5 bathrooms, plus garage, and a versatile layout perfect for modern living. The first floor features a cozy den, making it an ideal home office or study space. On the second floor, enjoy a formal dining area, a large, sunlit living room with direct access to a private Balcony perfect for entertaining, and a gourmet kitchen with stainless steel appliances and abundant cabinet space. Head upstairs to the double master retreats—ideal for families or sharing with a roommate—each with its bathroom: a 3-piece ensuite for one and a 4-piece for the other. This home is in a prime location near Walden Pond and the Nature Reserve. Grocery stores, coffee shops, and restaurants are within walking distance. Enjoy the convenience of being less than 5 minutes from local parks, a two-minute walk to the nearest bus stop, and quick access to Stoney and Macleod Trails. It's a 3-minute drive to the elementary school and under 10 minutes to junior high and high schools. Book your private viewing today!