

# \$550,000 - 172 Walden Drive Se, Calgary

MLS® #A2136000

**\$550,000**

3 Bedroom, 4.00 Bathroom, 1,301 sqft

Residential on 0.07 Acres

Walden, Calgary, Alberta

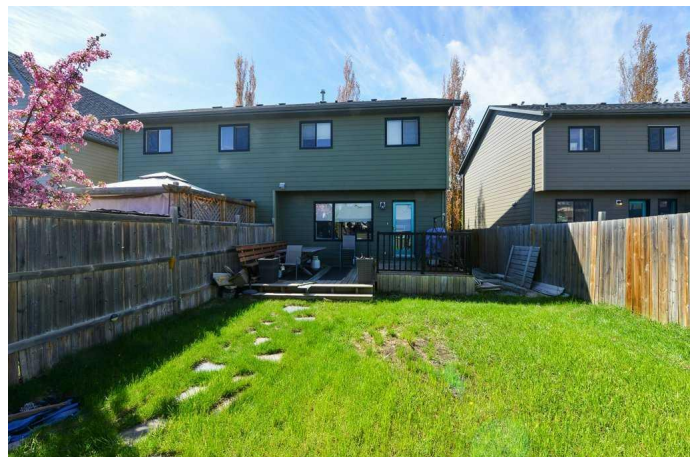
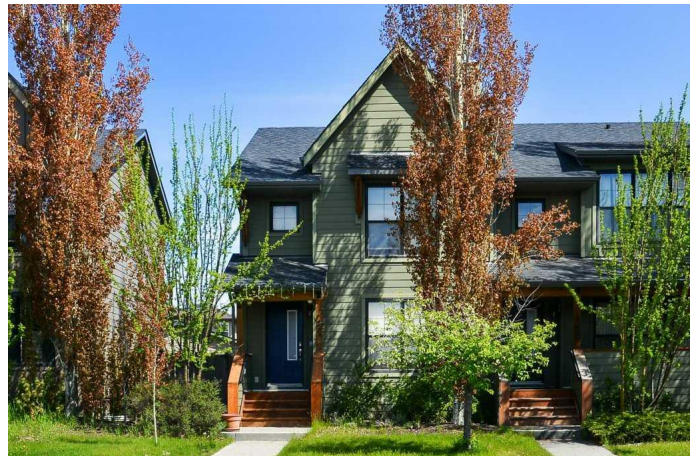
Great for First time home buyer or an Investor. Semi Detached Former Show Home built by Homes by Avi located in the highly desirable community of Walden. FEATURING - 3 BEDS + 3.5 BATH + HEATED OVERSIZE DOUBLE DETACHED GARAGE + CENTRAL A/C + UNDERGROUND SPRINKLER SYSTEM + 60 AMP POWER SERVICE IN GARAGE + MORE THAN 70 % BASEMENT FINISHED. The open concept main floor is spacious and functional with living room, dining room, gas fireplace, 2 pc bath and a spacious kitchen. Going upstairs, you will find a bright and spacious master bedroom with a walk-in closet and a 3-piece ensuite bath. There are also 2 other bedrooms, and 4-piece bath. Basement is more than 70% finished with a 4-pc bath with heated floor in the bathroom. spacious recreation room and this level completes with laundry area. The back door opens onto a beautiful deck that is perfect for entertaining and leads to the double detached garage. Conveniently located within walking distance of shopping, transit, parks, playgrounds and all major roads. There are no inside pictures of the property as the seller is in the process of packing.

Built in 2008

## Essential Information

MLS® #

A2136000



|                |                        |
|----------------|------------------------|
| Price          | \$550,000              |
| Sold Price     | \$534,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,301                  |
| Acres          | 0.07                   |
| Year Built     | 2008                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 172 Walden Drive Se |
| Subdivision | Walden              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2X 0N3             |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Parking Spaces | 2                                                 |
| Parking        | Double Garage Detached, Heated Garage, Rear Drive |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Open Floorplan, Tankless Hot Water                                                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                        |
| Cooling           | Central Air                                                                                                                       |
| Fireplace         | Yes                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                 |
| Fireplaces        | Gas                                                                                                                               |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Full, Partially Finished                                                                                                          |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Private Yard                                       |
| Lot Description   | Back Lane, Underground Sprinklers, Rectangular Lot |
| Roof              | Asphalt Shingle                                    |
| Construction      | Wood Frame                                         |
| Foundation        | Poured Concrete                                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | May 30th, 2024  |
| Date Sold      | June 26th, 2024 |
| Days on Market | 27              |
| Zoning         | R-2M            |
| HOA Fees       | 0.00            |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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