

# \$529,900 - 631 Walden Drive Se, Calgary

MLS® #A2245048

**\$529,900**

3 Bedroom, 3.00 Bathroom, 1,322 sqft

Residential on 0.06 Acres

Walden, Calgary, Alberta

**READY TO MOVE IN & PRICED TO SELL!**

Welcome to this **BEAUTIFULLY MAINTAINED TOWNHOME** in the vibrant and sought-after community of **WALDEN**. With over 1,300 sq ft

of thoughtfully designed living space, this bright and open two-storey home is perfect for first-time buyers, young families, or anyone

looking to right-size their lifestyle. Step inside to discover a spacious, light-filled floor plan

featuring 9-foot ceilings, new carpet (2023), fresh paint throughout (2023), and gleaming hardwood floors. The stylish kitchen is

equipped with white cabinetry, quartz countertops, and Whirlpool stainless steel appliances, including a microwave hood

fanâ€”perfect for everyday living and entertaining. Enjoy **THREE BEDROOMS**

upstairs, including a spacious primary suite with a 3-piece ensuite and a walk-in closet. A total of three bathrooms (2 full + 1 powder

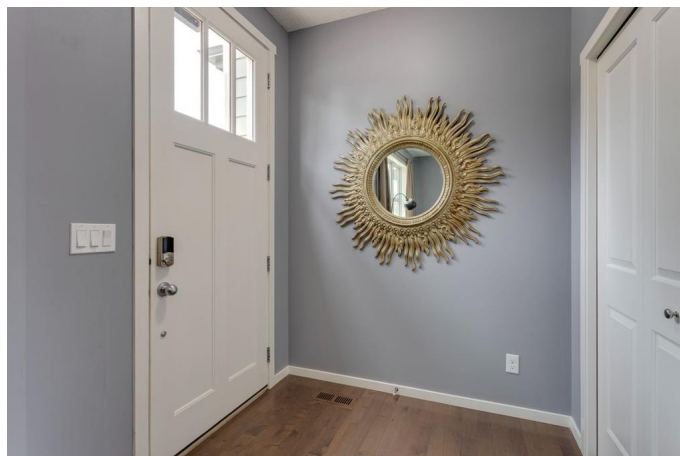
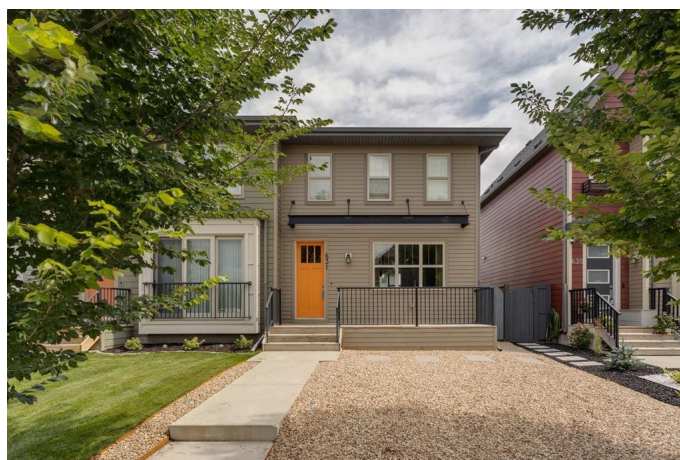
room) ensures comfort and convenience for the whole household. The **FULLY FENCED** and landscaped yard (2023) offers

low-maintenance outdoor spaces with a patio in both the front and back, plus a large rear parking pad with lane access. The

**UNSPOILED BASEMENT** awaits your personal touch and features high ceilings, a large egress window, rough-in for a bathroom,

and all utilities conveniently tucked into one areaâ€”including a 60-gallon electric hot water tank (2023), humidifier & high efficient

Furnance (2023), and more. Located just steps from a neighbourhood playground, and



close to shopping, restaurants, schools, transit, and major routes like Stoney Trail and MacLeod Trail. Plus, you're only minutes away from the South Health Campus. This home offers incredible value, modern features, and MOVE-IN READINESSâ€”don't miss your opportunity to make it yours. This townhome won't last long and needs to be seen in person to TRULY APPRECIATE ITS BEAUTY & it's potential to make it your own! BOOK your Private showing TODAY & MAKE THIS TOWNHOME YOURS TOMORROW!

Built in 2014

### Essential Information

MLS® #	A2245048
Price	\$529,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,322
Acres	0.06
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	631 Walden Drive Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X0Z5

### Amenities

Parking Spaces	2
----------------	---

Parking	Off Street, Parking Pad
---------	-------------------------

## Interior

Interior Features	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 1st, 2025
Days on Market	1
Zoning	R-2M

## Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.