

**1016 Walden Drive SE**  
**Calgary, Alberta**

**MLS # A2227732**



**\$424,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,427 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 253
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** AC Unit

Welcome to this stylish and spacious 3-storey fully air conditioned walk-up condo located in the sought-after community of Walden. This thoughtfully designed home features 2 generous bedrooms each with their own 4 piece bath, with additional half bath on main floor, and a tandem attached garage—perfect for extra storage or two vehicles. Step inside to find a large open-concept kitchen outfitted with quartz countertops The center piece of main floor is a beautifully appointed kitchen finished with QUARTZ COUNTERS, STAINLESS STEEL appliances with UPGRADED GAS STOVE , sleek tile backsplash, and plenty of cabinet space—ideal for both casual cooking and entertaining. Cozy up in the bright living area or step out to your private balcony with a gas line for BBQs—perfect for summer evenings. Enjoy the convenience of nearby shopping centers, schools, parks, playgrounds, and major roadways for an easy commute. Whether you're a first-time buyer, downsizer, or investor, this home offers modern finishes and functionality in a thriving, family-friendly neighborhood. Don't miss your chance to live in one of Calgary's fastest-growing communities!