

\$450,000 - 92 Walden Lane Se, Calgary

MLS® #A2267042

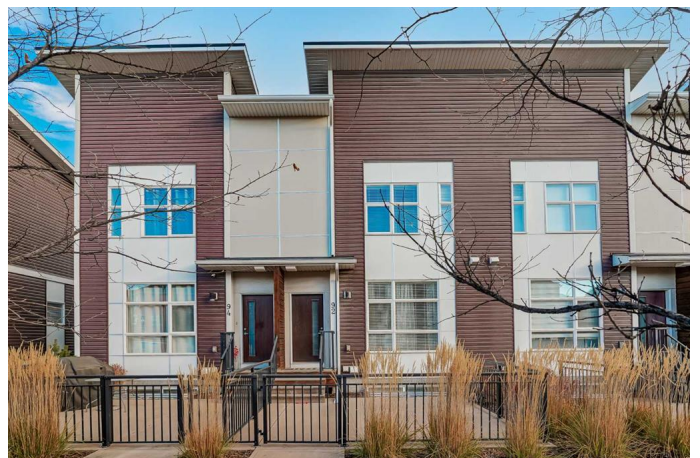
\$450,000

2 Bedroom, 3.00 Bathroom, 1,240 sqft

Residential on 0.03 Acres

Walden, Calgary, Alberta

This beautifully designed townhome stands out from the rest â€” offering true main-floor living where your kitchen, dining, and living areas are all on the same level you enter from the garage. No stairs to climb just to reach your main living space! Step inside to discover an inviting open-concept layout featuring 9-foot ceilings, stylish lighting, and a seamless blend of tile and laminate flooring. The modern kitchen shines with stainless steel appliances, granite countertops, subway tile backsplash, and a convenient breakfast bar â€” perfect for morning coffee or casual dining. The adjoining living and dining areas flow effortlessly to a sunny, south-facing patio, ideal for relaxing or entertaining. A guest powder room and direct garage access complete this thoughtfully designed main level. Upstairs, youâ€™™ll find two exceptionally spacious bedrooms, each featuring its own private ensuite bathroom and walk-in closet â€” perfect for guests, roommates, or a dual-owner setup. The laundry area is conveniently located on this level for everyday ease. The fully finished basement adds even more living space with a large recreation or family room â€” perfect for movie nights, a home gym, or office setup. With quick access to Stoney Trail, Macleod Trail, and nearby communities like Walden, Legacy, and Shawnessy, youâ€™™re just minutes from shopping, dining, schools, and all major amenities. This is one of the few townhomes that truly offers main-floor living â€” blending modern comfort, functionality,



and a low-maintenance lifestyle all in one.

Built in 2018

Essential Information

MLS® #	A2267042
Price	\$450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,240
Acres	0.03
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	92 Walden Lane Se
Community	Walden
Condo	Z-name Not Listed
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2A7

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Lighting
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	3
Zoning	M-G d44
HOA Fees	80
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.