

# \$415,800 - 25 Walden Common Se, Calgary

MLS® #A2260020

**\$415,800**

2 Bedroom, 2.00 Bathroom, 1,134 sqft

Residential on 0.00 Acres

Walden, Calgary, Alberta

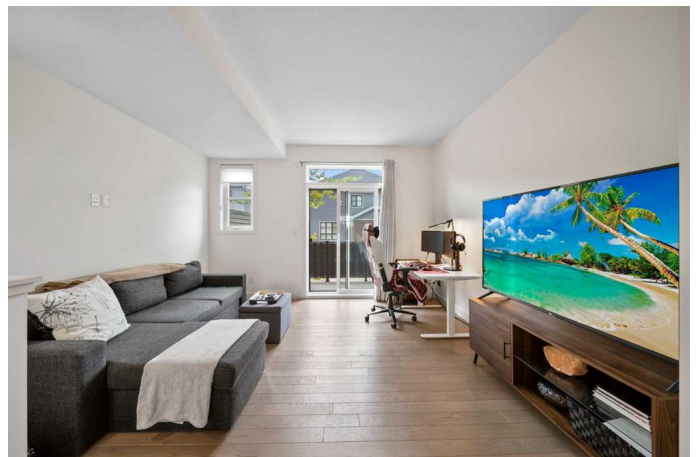
Looking for a low-maintenance, stylish, and affordable home in a great location? Whether you're buying your first place or ready to simplify and downsize, this move-in ready townhome in the heart of Walden is the perfect fit!

You™ll love the open concept main floor with 9 foot ceilings. The modern kitchen features quartz countertops, stainless steel appliances, and spacious pantry—all flowing into a bright dining/living area with hardwood floors. The outdoor space offers a west facing balcony for evening BBQs (gas hookup included!).

Upstairs, enjoy the privacy of two large bedrooms, each with access to their own full bathroom (great for roommates or guests!). The primary suite has two closets and a beautiful 3 piece ensuite. Plus, upstairs laundry means no more hauling baskets up and down stairs.

Additional highlights include: Double tandem garage + driveway = room for 3 vehicles or extra storage, low condo fees for easy budgeting, steps to shops, restaurants, walking paths, and Walden Pond, quick access to Stoney Trail & Macleod Trail

This home is in pristine condition, feels like new, and offers everything you need without the upkeep of a detached home.



Built in 2015

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2260020      |
| Price          | \$415,800     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,134         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 25 Walden Common Se |
| Subdivision | Walden              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2X 4C4             |

**Amenities**

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Parking, Trash, Visitor Parking                                        |
| Parking Spaces | 3                                                                      |
| Parking        | Double Garage Attached, Driveway, Garage Faces Rear, Insulated, Tandem |
| # of Garages   | 2                                                                      |

**Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Open Floorplan, Stone Counters, Storage                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Basement          | None                                                                                          |

**Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Balcony                           |
| Lot Description   | Few Trees, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Composite Siding, Wood Frame      |
| Foundation        | Poured Concrete                   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 15                |
| Zoning         | M-X1              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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.