

62 Walden Lane SE
Calgary, Alberta

MLS # A2283776



\$480,000

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|------------------|------------------------------|---------------|------------------|
| Division: | Walden | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,267 sq.ft. | Age: | 2021 (5 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Level | | |

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|--------------------|---|-------------------|---------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 300 |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame, Wood Siding | Zoning: | M-G d44 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Quartz Counters, Walk-In Closet(s) | | |
| Inclusions: | none | | |

An excellent investment opportunity in the sought-after community of Walden, this well-maintained 2-storey townhome offers strong income potential for both long-term and short-term rental strategies. The property has a proven rental history, previously leased for approximately \$2,600 per month, and has also been successfully operated as a short-term rental with high demand during peak seasons, including the Calgary Stampede. Beyond its investment appeal, the home features a functional and inviting layout with 3 spacious bedrooms, 2.5 bathrooms, and a single attached garage—making it equally attractive for owner-occupiers. The open-concept main floor creates a seamless flow between the living, dining, and kitchen areas, ideal for entertaining and everyday living. The kitchen is equipped with stainless steel appliances, ample cabinetry, and generous counter space. Upstairs, you'll find well-sized bedrooms, including a comfortable primary suite. The partially finished basement offers additional living potential, perfect for a recreation room, home office, or future development. Step out onto the large rear deck overlooking the peaceful Walden Ponds and adjacent green space, providing a private and tranquil outdoor setting. Ideally located near parks, schools, and multiple shopping plazas—including Legacy Shopping Plaza—and offering easy access to Stoney Trail and Macleod Trail, this property combines lifestyle appeal with strong rental performance potential in one of Calgary's most convenient and vibrant communities.