

**623 Walden Drive SE**  
**Calgary, Alberta**

**MLS # A2308637**



**\$499,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,171 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** None

Stylish, upgraded, and move-in ready, this beautifully maintained two-storey offers over 1,700 sq. ft. of developed living space, including a professionally finished basement. Originally built as an Avi Homes spec home, the quality is evident throughout. The bright, open main floor features 9-foot ceilings, hardwood flooring, central air conditioning, and a contemporary layout designed for comfortable everyday living. The kitchen is both sleek and functional, complete with quartz countertops, stainless steel appliances, and soft-close cabinetry. Additional upgrades include Hunter Douglas window coverings with remote-controlled blinds, durable James Hardie siding, and a gas line for your BBQ. The professionally finished basement carries through the same polished finish as the rest of the home and features a well-designed wet bar—ideal for entertaining, a media room, or additional living space. Upstairs, both bedrooms are generously sized, each with its own walk-in closet and private ensuite—an ideal setup for guests, roommates, or anyone wanting dual primary suites. Outside, the backyard is already fully landscaped and fenced, giving you a private outdoor space that is ready to enjoy from day one. Set in a convenient location; directly across from a park, close to schools, shopping, and public transit - this home delivers the kind of finish, functionality, and low-maintenance lifestyle buyers are looking for right now.