

1334 Walden Drive SE
Calgary, Alberta

MLS # A2311170



\$549,900

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,348 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: NA

Welcome to this beautifully maintained semi-detached home in the sought after community of Walden. Offering a functional open concept layout, the main floor seamlessly connects the living room, dining area, and kitchen, creating the perfect space for both everyday living and entertaining. The kitchen features a large island, gas range, and ample cabinetry, all complemented by natural light pouring in from the southwest facing backyard. Upstairs, you'll find two spacious primary suites, each complete with its own private ensuite, making this an ideal setup for families, guests, or roommates. Convenient upper floor laundry adds to the thoughtful design and everyday practicality of the home. The builder finished basement adds exceptional additional living space with a third bedroom, a full 4 piece bathroom, and a comfortable family room perfect for movie nights, guests, or a home office setup. Outside, enjoy the sunny southwest facing backyard and the convenience of a double detached garage. Ideally located close to parks, playgrounds, walking paths, shopping, restaurants, and everyday amenities, this home also offers quick access to Stoney Trail for an easy commute throughout the city. Combining comfort, functionality, and a prime location, this is an excellent opportunity to own in one of Calgary's most popular southeast communities.