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1301 Walden Drive SE
Calgary, Alberta

MLS # A2350269

$499,900

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,432 sq.ft.	**Age:**	2018 (8 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	**Zoning:**	R-2M
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: None

Open house Saturday Oct 10 11-4 Sunday Oct 11 12-230 Excellent opportunity to own this 1,432 sq ft two-storey home on a desirable lot in Walden. This well-maintained residence features an inviting front porch, 9-foot ceilings, rich hardwood laminate flooring, a generous island kitchen with high-quality stainless steel appliances, quartz countertops, instant hot water at the taps (no waiting), a tile backsplash, and oversized cabinets with soft-close doors. Upstairs, there are two primary bedrooms, each with a full ensuite bathroom and walk-in closet—ideal for roommates or guests. Stay comfortable year-round with central air conditioning. The detached garage offers partial insulation and drywall. Enjoy outdoor living on the spacious deck with a gas line for your BBQ, complemented by a concrete block patio. Additional highlights include a built-in vacuum, triple-pane windows, Hunter Douglas window coverings with blackout blinds in both bedrooms, and more. This home is in excellent condition, feels spacious, and is perfect for first-time buyers. Sketch for potential basement development inc 2 bedrooms with egress window in the pictures

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