



**GRASSROOTS**  
REALTY GROUP

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**1318 Walden Drive SE**  
**Calgary, Alberta**

**MLS # A2243233**



**\$574,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,516 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Low Maintenance Landscaping		

**Heating:** Electric, Forced Air, Natural Gas, Space Heater

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Composite Siding, Stone, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bathroom Rough-in, Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-2M

**Utilities:** -

**Inclusions:** Garage electric heater, Underground sprinkler system - AS-IS

New Price - Check and Compare!! Welcome to 1318 Walden Drive SE, a very clean, beautifully maintained, and thoughtfully designed home offering 1,516 sq ft of squeaky-clean, stylish living space in the peaceful, established end of Walden. Featuring a true double detached garage (Drywalled, insulated, 40-amp panel, heated with 2x6 construction), 3 bedrooms, 2.5 bathrooms, and a partially finished basement, this home is perfect for growing families or savvy buyers looking for exceptional value. Step inside to a bright, uplifting interior featuring rich hardwood flooring and an open-concept main floor that flows effortlessly from room to room. The spacious front living room boasts oversized windows that allow natural light to pour in, while the gourmet kitchen dazzles with sleek white cabinetry, quartz countertops, subway tile backsplash, stainless steel appliances, a large center island, and a walk-in pantry. The supersized dining area makes entertaining a breeze and overlooks the sunny south facing fully fenced backyard, complete with a 15' x 10' deck, two concrete patios, and low-maintenance landscaping—perfect for hosting or unwinding. Upstairs, you'll find three generous bedrooms, including the primary suite with a private 4-piece ensuite and a walk-in closet. A convenient upper laundry closet and an additional 4-piece main bath provide thoughtful function for family living. The partially finished basement features a spacious family room, a flex area, and a bathroom rough-in, offering even more potential for future development, guest space, or hobbies. The basement exterior walls are constructed with two-by-six framing and insulated with six-inch insulation. Additional upgrades include a white-painted staircase railing, James Hardie Board siding & stone detailing for curb appeal and durability. Underground irrigation in the front yard. Premium

garage construction for Alberta winters. Quiet location within walking distance to greenspace and future Township development. This home offers both comfort and convenience, with quick access to Walden's local amenities, Township in Legacy, Stoney Trail, Macleod Trail, and just minutes to Seton's South Health Campus. Don't miss this chance to secure a turnkey property in a growing, well-connected community. Welcome home to 1318 Walden Drive SE—book your private showing today!