



GRASSROOTS
REALTY GROUP

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1257 Walden Drive SE
Calgary, Alberta

MLS # A2245650



\$535,800

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,450 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Inclusions: N/A

Open House Saturday Aug 9, 1:00-3:00pm. Welcome to this beautifully maintained semi-detached home in the vibrant community of Walden—where modern design meets everyday comfort. This bright, thoughtfully designed home features 9-foot ceilings and oversized windows that flood the space with natural light. The open-concept layout seamlessly connects the kitchen, dining, and living areas—perfect for entertaining. Stylish and durable luxury vinyl plank flooring flows throughout the main level, where you'll also find a convenient 2-piece guest bathroom. The kitchen is a true standout with quartz countertops, upgraded stainless steel appliances, a pantry, and plenty of workspace. Step outside into the fully landscaped, fenced backyard—your private retreat complete with a gas line for BBQs. A double detached, insulated garage offers extra space and storage. Upstairs, the spacious primary bedroom features a large window, walk-in closet with built-in shelving, and a 3-piece ensuite with quartz finishes. Two additional bedrooms and another full 3-piece bathroom complete the upper level. The finished basement includes a large rec room, an additional bedroom, and a 3-piece bathroom—ready for your final touches to make it your own. Located just steps from a park, bus stop, and the Walden commercial plaza, this home is minutes from Macleod Trail, Stoney Trail, and Deerfoot Trail for easy commuting. Set in a family-friendly neighborhood directly across from a large park and winter skating rink, and close to schools, shopping, restaurants, and walking paths—this home offers the perfect blend of style, convenience, and community living.