13 Walden Gardens SE
Calgary, Alberta

MLS # A2254973

$649,900

Division:	Walden
Type:	Residential/House
Style:	2 Storey

Size:	1,764 sq.ft.	**Age:**	2008 (17 yrs old)
Beds:	4	**Baths:**	3 full / 1 half

Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces
Lot Size:	0.08 Acre
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Private,

Heating:	Fireplace Insert, Forced Air, Natural Gas		**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade		**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame		**Zoning:**	R-G
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub			

Inclusions:	TV Mount

Welcome to 13 Walden Gardens SE! This beautifully kept former show home blends style, comfort, and functionality. The inviting two-storey design features a fully developed basement (illegal suite) with its own private entrance, washer, and dryer — ideal for generating extra income or providing space for extended family. On the main floor, a bright open layout centers around a cozy gas fireplace, creating the perfect spot to relax or entertain. A large flex space adds versatility — whether you need a formal dining area or a dedicated office for working from home. Stay cool in the summer with the added comfort of AC. Recent updates include new flooring, fresh paint. Upstairs, the spacious primary retreat offers a large ensuite with a separate soaker tub and shower. Two additional bedrooms and the convenience of an upstairs laundry room complete this level. Step outside to enjoy a west-facing backyard — perfect for evening sunsets — along with a detached, insulated double garage. Located close to schools, parks, transit, and wlaking distance to everyday amenities, this home truly combines comfort and flexibility with an unbeatable location.