



GRASSROOTS
REALTY GROUP

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497 Walden Drive SE
Calgary, Alberta

MLS # A2265972



\$525,000

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,296 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this inviting 2-storey semi-detached home in the vibrant community of Walden, offering a perfect balance of comfort, functionality, and style. With 3 bedrooms, 2.5 baths, a full basement (awaiting your development), and a double detached garage, this home is ideal for those seeking modern living in a friendly, well-connected neighborhood. Step inside to a bright and open main floor designed for effortless flow between the living, kitchen, and dining areas. The central kitchen is the heart of the home, featuring a large island, stainless steel appliances, a corner pantry, and an extra set of cabinets that works perfectly as a buffet or butler's pantry area —ideal for entertaining or extra storage. The spacious dining area offers direct access to the mudroom, a convenient 2-pc bath, and the large deck that extends your living space outdoors. The main level features hardwood and tile flooring, combining style with durability. Upstairs, the thoughtful layout separates the primary suite from the secondary bedrooms for added privacy. The primary retreat includes a walk-in closet and a 4-piece ensuite, while the other two bedrooms share another full 4-piece bath—perfect for family or guests. Carpet and tile flooring add comfort and practicality throughout the upper level. The undeveloped basement offers endless potential—ready for your ideas, whether that's a recreation area, home gym, or additional bedroom. There's also a laundry area and a bathroom rough-in for future development. Step outside to enjoy the low-maintenance backyard, complete with a large deck, poured concrete patio, and access to the double detached garage. Located in one of Calgary's most sought-after southeast communities, Walden offers a wonderful lifestyle with schools, parks, playgrounds, walking paths, and greenspaces all nearby.

You’re just minutes from local shopping, restaurants, and major amenities, plus have easy access to Macleod Trail for quick commutes around the city. This home has been beautifully maintained and offers the perfect opportunity to settle into a growing community that truly has it all—style, space, and a sense of home.