



GRASSROOTS
REALTY GROUP

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46 Walden Court SE
Calgary, Alberta

MLS # A2267526



\$699,000

Division:	Walden		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,384 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: Refrigerator x2, Stove x2, Washer/Dryer x2, Microwave Hood Fan x2, Dishwasher x2, Window Coverings (Blinds)

PRICED TO SELL!! This 2.5-storey home in Walden offers the perfect balance of comfortable family living and strong income potential. The fully legal walk-up basement suite provides a great opportunity to generate rental income that can help offset your mortgage, whether you choose to live upstairs or rent out the entire home for even more potential revenue. The suite features room for two beds, a private entrance, and a dedicated parking stall off the paved lane, making it ideal for long-term tenants or visiting family members. Upstairs, there are three bedrooms plus a spacious bonus room, while the top-floor loft with its own half bath adds flexibility for guests, a home office, or additional rental options. The main floor includes a bright open-concept layout with a granite-topped kitchen, stainless steel appliances, island seating, corner pantry, and a cozy gas fireplace. The seller is also open to negotiating furnishings, allowing for a faster transition into rental or move-in readiness. Located just 3 minutes to Macleod Trail, 6 minutes to Stoney, 10 minutes to Deerfoot, and 10 minutes to the CTrain, this home is in a prime spot for both convenience and rental appeal. With a legal suite already in place and flexible living spaces, this property offers a versatile opportunity to create additional revenue or accommodate extended family, all in one of Walden's most desirable areas.