



GRASSROOTS
REALTY GROUP

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1307 Walden Drive SE
Calgary, Alberta

MLS # A2272036



\$575,000

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,634 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Side By Side		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Fruit Tree		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 1307 Walden Drive SE — a beautifully cared-for and thoughtfully upgraded duplex in the heart of Walden, offering 1,633 sq ft of bright, comfortable living. From the moment you step inside, the home has a calming, intentional feel, with natural light pouring through large windows and spaces that genuinely work for everyday life. The front of the home opens into a standout flex space that’s currently set up as a study, warmed by built-in bookshelves, big windows, and soft South-facing natural light. It’s one of those rooms that immediately feels lived-in and loved — perfect for working, reading, or simply settling in with your morning coffee. The kitchen is anchored by quartz counters, upgraded lighting, and an island that makes the entire main floor feel connected. From here, you look across the dining and living areas, creating a clean and cohesive finish throughout. The living room is bright and inviting, framed by upgraded fixtures and a large windows, with direct access to the backyard through the rear entrance mud room. Upstairs is where this home truly shines. The primary bedroom is a retreat in every sense — vaulted ceilings, incredible natural light through a nearly floor-to-ceiling window with a sliding door, and a charming Juliet balcony that brings a boutique feel to the space. The ensuite is equally impressive, offering a separate shower and deep soaker tub, along with a spacious walk-in closet complete with a window. It’s a suite that feels special, comfortable, and genuinely relaxing. Two additional bedrooms and another full bathroom complete the functional and impressive upper level. The basement is unfinished but well thought out, with rough-ins for both a bathroom and a wet bar, with floor plans showing a smart layout option for future development. Outside, the backyard is private and

low-maintenance, with a back deck built in 2021, raised flower beds added in 2022, and pet-friendly artificial grass running along the side of the home — a perfect dog-run setup that keeps things tidy year-round. The double detached garage is connected side-by-side with the neighbour’s and includes extra outlets for tools, hobbies, or working on projects. Additional upgrades include air conditioning installed in 2024 and the home was professionally repainted in 2022 including spraying the doors. This is a warm, welcoming home in a great community — thoughtfully designed, updated where it counts, and ready for its next chapter.