



GRASSROOTS
REALTY GROUP

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117 Walden Square SE
Calgary, Alberta

MLS # A2275613



\$749,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,115 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, Natural Woodwork, Open Floorplan, See Remarks, Storage		

Inclusions: N/A

Incredible opportunity in Walden! This spacious 5-bedroom home with a fully developed basement offers strong rental potential or multi-generational living. Main floor features 9' ceilings, a front flex room/office, granite kitchen with newer stainless steel appliances, and stunning hardwood floors. Upstairs includes 3 bedrooms, bonus room (possible 4th), and 2 full baths including a beautiful primary ensuite. The finished basement adds 2 bedrooms, full bath, and large rec space—perfect income suite potential (subject to approvals). Enjoy a massive backyard deck, storage shed, and a heated attached double garage with shelving. Steps to parks, transit, shops, and future school sites. A turn-key property that appeals to families and investors with excellent value and space to grow!