



**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!