



**123 Walcrest Way SE
Calgary, Alberta**

MLS # A2287524



\$634,900

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,558 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: N/A

PRICED TO MOVE | LEGAL SUITE INCOME | MOVE-IN READY — Welcome to this modern Walden semi-detached home with a front-attached garage, featuring a fully legal basement suite currently generating approx. \$1,200/month to help offset your mortgage. Offering over 1,500 sq ft of bright, functional living space, this home is ideal for first-time buyers, investors, or house hackers. Perfectly located facing a playground with open views, enjoy added privacy, scenic surroundings, and fewer direct neighbors. Live upstairs while your basement works for you, opportunities like this are limited at this price point. Book your showing today before it's gone.