



**123 Walcrest Way SE**  
**Calgary, Alberta**

**MLS # A2287524**



**\$634,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.