



**117 Walden Square SE
Calgary, Alberta**

MLS # A2288120



\$699,900

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 at a VERY COMPETITIVE LISTING PRICE in Walden! This spacious 5-bedroom home with a fully developed basement offers excellent potential for rental income or multi-generational living. The bright main floor features 9-foot ceilings, a versatile front flex room perfect for a home office or additional living space, a convenient 2-piece bath, and a well-appointed granite kitchen complete with a NEW stainless steel stove, fridge, and dishwasher. Beautiful hardwood flooring flows throughout, creating a warm and cohesive feel. Upstairs, you’ll find 3 generous bedrooms, a bonus room that could easily function as a 4th bedroom, and 2 full bathrooms, including a stunning primary ensuite. The fully finished basement adds even more value with 2 additional bedrooms, a full bathroom, and a large recreation area—ideal for extended family or future income suite potential (subject to approval and permitting). Enjoy outdoor living with a massive backyard deck and storage shed, plus the convenience of a heated double attached garage with built-in shelving. Located just steps from parks, transit, shopping, and future school sites, this turn-key property offers outstanding space, flexibility, and value for both families and investors. SCHEDULE YOUR VIEWING BEFORE SOMEONE ELSE DOES!