



**62 Walden Court SE
Calgary, Alberta**

MLS # A2296417



\$735,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,995 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Asphalt, Double Garage Attached, Front Drive, Parking Pad, Pa		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Gazebo, Landscaped, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Smart Home, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Refrigerator (Upper), Dishwasher-Built-In (Upper), Stove-Electric (Upper), Microwave-Built-In (Upper), Washer/Dryer (Upper), Refrigerator (Lower), Dishwasher-Built-In (Lower), Stove-Electric (Lower), Window-Coverings-All, Washer/Dryer (Lower), Garage Built-In Shelving, EV Charger, TV-Wall-Mounts (All)

****Open House April 10th 4:00PM-7:00PM & April 11/12 12:00PM-4:00PM**** There's a version of your life that happens in a house like this. You'll feel it the second you walk in. The layout, the storage, the way the main floor opens up and actually works for a family — it simply makes sense. That doesn't happen anywhere. The family who's lived here for the past several years raised their daughter in this house. They hosted karaoke nights and poker games and murder mystery parties. One year their whole street turned their garages into different countries and did a progressive wine tasting together. That's the kind of cul-de-sac this is. Walden itself is genuinely one of the best-kept secrets in SE Calgary. Walking paths around ponds, groceries you can walk to, a frisbee golf course across the street, and Dr. Freda Miller — a newer elementary school inside the community that takes kids to Fish Creek Park as part of their actual curriculum. If you have kids or plan to, that matters. Now here's where it gets interesting. The basement is a fully legal secondary suite, properly permitted, registered with the City, and built to a high spec. It has its own separate yard, entrance and parking. That combination, in a home from this era, is rare. We're not talking about a slapped together suite. This is a proper, independent suite that a tenant is going to want to stay in long-term. What that means practically: your mortgage becomes more manageable. You're buying into a stronger asset than you could otherwise afford, and the suite helps you carry it. That's not a small thing. That's a genuine long-term wealth play dressed up as a nice house. The exterior looks like something you'd see on an \$850K+ home. Clean lines, modern aesthetic, real curb appeal — the kind of elevation that was well ahead of what was being built at the time. Inside, the owners have put real work and money in

over the years — AC, new appliances, composite deck, LVP flooring, smart dimmers, upgraded lighting. The bonus room catches beautiful afternoon sun and is an incredible place to unwind. Their dog Fluffy claimed it years ago. Hopefully your family finds its own version of that. Step outside and the backyard is private, mature trees, low maintenance — and the back alley is fully paved. The neighbours are genuinely great, which is the kind of thing you usually only find out after you've already moved in. Properties like this don't come up often at this price in a community like Walden. A home that looks the part, a suite that actually performs, and a street you'll never want to leave. At \$735,000, someone is going to move on this one quickly. Come see it.