



**1325 Walden Drive SE**  
**Calgary, Alberta**

**MLS # A2305024**



**\$570,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,353 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this beautifully maintained home in the highly desirable community of Walden in SE Calgary. Offering approximately 1,352 sq ft of well-designed living space above grade, this property is an excellent opportunity for families, first-time buyers, or savvy investors seeking comfort, functionality, and value. Step inside to a bright, open-concept main floor that seamlessly blends everyday living with effortless entertaining. The spacious living room flows into a dedicated dining area and a well-appointed kitchen featuring ample cabinetry and generous counter space. A convenient 2-piece powder room, inviting foyer, and practical mudroom complete this level. On upper level, you will find three generously sized bedrooms, including a relaxing primary retreat with a walk-in closet and private 3-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and the added convenience of upper-level laundry make this home perfect for busy households. Outside, enjoy the benefit of a double detached garage, providing secure parking and additional storage. The undeveloped basement offers endless potential - customize it to suit your lifestyle, whether it's extra living space, a home office, or recreation area. Located in the vibrant and family-friendly community of Walden, you will love being close to shopping, restaurants, parks, playgrounds, and scenic walking paths. With easy access to Macleod Trail and Stoney Trail, plus nearby schools and public transit, this location offers both convenience and connectivity. Don't miss your chance to own a move-in-ready home in one of Calgary's most sought-after south communities!