

\$800,000 - 55 Walden Place Se, Calgary

MLS® #A2240539

\$800,000

5 Bedroom, 4.00 Bathroom, 2,276 sqft

Single Family on 0.09 Acres

Walden, Calgary, Alberta

Why wait 1-2+ years for a new build in a remote area of the city with the tiniest lot size? with OVER 3150+ sq ft of total developed space, this 6 bedroom + 4 full bathrooms, 2017 family home has EVERYTHING you have been looking for! Full size DOUBLE ATTACHED GARAGE? We got it! Room for your parents to live on the main floor, including their own full size bathroom? We got it! A kitchen large enough for all your family functions, PLUS FULL SIZE SPICE KITCHEN? We got it! A large office/den for all your work-from-home needs? We got it! A 2 BEDROOM illegal BASEMENT SUITE, in a LEGALLY DEVELOPED WALKOUT BASEMENT? We got it! Proximity to parks and green spaces for all your family's outdoor activities? Right down the street! With thousands of dollars in interior upgrades, including upgraded appliances, hardwood flooring, main floor 9' ceilings, upgraded kitchen & bathroom tile package, and more! Perfect location in up-and-coming Walden, with parks, shopping, schools, and access to all major roadways – come see why 55 Walden Place has everything that you have been looking for. Detached homes can be a dime a dozen, but if you keep a close eye on the market, it will be apparent to you how much of a RARE GEM this is: newer detached home, close to everything, fully developed + walkout basement, illegal suite with not one, but TWO full size bedrooms, main floor with a full bedroom AND full bathroom, spice kitchen



and upgrades galore! This unit is ready for its new owner and all that is missing is for you to move in. Call your REALTOR® and book a showing today! (id:6289)

Built in 2017

Essential Information

Listing #	A2240539
Price	\$800,000
Bedrooms	5
Bathrooms	4.00
Square Footage	2,276
Acres	0.09
Year Built	2017
Type	Single Family
Sub-Type	Freehold

Community Information

Address	55 Walden Place Se
Subdivision	Walden
City	Calgary
Province	Alberta
Postal Code	T2X1Y5

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Other, No Smoking Home, Level
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Electric, Range - Electric, Microwave, Oven - Built-In, Hood Fan
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk out, Suite

Exterior

Exterior	Concrete
Exterior Features	Lawn
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty
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