

# \$574,900 - 1318 Walden Drive Se, Calgary

MLS® #A2243233

**\$574,900**

4 Bedroom, 4.00 Bathroom, 1,516 sqft

Single Family on 0.06 Acres

Walden, Calgary, Alberta

New Price - Check and Compare!! Welcome to 1318 Walden Drive SE, a very clean, beautifully maintained, and thoughtfully designed home offering 1,516 sq ft of squeaky-clean, stylish living space in the peaceful, established end of Walden.

Featuring a true double detached garage (Drywalled, insulated, 40-amp panel, heated with 2x6 construction), 3 bedrooms, 2.5 bathrooms, and a partially finished basement, this home is perfect for growing families or savvy buyers looking for exceptional value. Step inside to a bright, uplifting interior featuring rich hardwood flooring and an open-concept main floor that flows effortlessly from room to room. The spacious front living room boasts oversized windows that allow natural light to pour in, while the gourmet kitchen dazzles with sleek white cabinetry, quartz countertops, subway tile backsplash, stainless steel appliances, a large center island, and a walk-in pantry. The supersized dining area makes entertaining a breeze and overlooks the sunny south facing fully fenced backyard, complete with a 15' x 10' deck, two concrete patios, and low-maintenance landscapingâ€”perfect for hosting or unwinding. Upstairs, you'll find three generous bedrooms, including the primary suite with a private 4-piece ensuite and a walk-in closet. A convenient upper laundry closet and an additional 4-piece main bath provide thoughtful function for family living. The partially finished basement features a spacious family room, a



**1318 WALDEN DRIVE SE**  
RETAIL HOMEWORK STANDARD - CALGARY AB  
MAIN LEVEL (AG) - 752.45 Sq Ft / 69.90 m<sup>2</sup>  
UPPER LEVEL (AG) - 764.01 Sq Ft / 70.98 m<sup>2</sup>  
RETAIL HOMEWORK GRADE RMS SIZE - 1,516.46 Sq Ft / 140.88 m<sup>2</sup>  
UNDEVELOPED BASEMENT (BG) - 752.45 Sq Ft / 69.90 m<sup>2</sup>  
TOTAL AG/BG AREA - 2,268.91 Sq Ft / 210.78 m<sup>2</sup>



flex area, and a bathroom rough-in, offering even more potential for future development, guest space, or hobbies. The basement exterior walls are constructed with two-by-six framing and insulated with six-inch insulation. Additional upgrades include a white-painted staircase railing, James Hardie Board siding & stone detailing for curb appeal and durability. Underground irrigation in the front yard. Premium garage construction for Alberta winters. Quiet location within walking distance to greenspace and future Township development. This home offers both comfort and convenience, with quick access to Walden's local amenities, Township in Legacy, Stoney Trail, Macleod Trail, and just minutes to Seton's South Health Campus. Don't miss this chance to secure a turnkey property in a growing, well-connected community. Welcome home to 1318 Walden Drive SE—book your private showing today! (id:6289)

Built in 2017

**Essential Information**

Listing #	A2243233
Price	\$574,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,516
Acres	0.06
Year Built	2017
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	1318 Walden Drive Se
Subdivision	Walden
City	Calgary

Province Alberta  
Postal Code T2X2H5

## Amenities

Amenities Park, Playground, Schools, S  
Features Back lane, PVC window, C  
Smoking Home  
Parking Spaces 2  
Parking Detached Garage, Garage, H  
# of Garages 3



## Interior

Appliances Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range  
Hood Combo, Window Coverings, Garage door opener  
Heating Electric, Natural gas Forced air, Space Heater  
Cooling None  
# of Stories 2  
Has Basement Yes

## Exterior

Exterior Composite Siding, Stone  
Exterior Features Fruit trees  
Construction Wood frame  
Foundation Poured Concrete

## Listing Details

Listing Office Jayman Realty Inc.



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