

798 Walden Drive SE  
Calgary, Alberta

MLS # A2260185



# \$564,900

|                  |                                                                         |               |                  |
|------------------|-------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Walden                                                                  |               |                  |
| <b>Type:</b>     | Residential/Duplex                                                      |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                         |               |                  |
| <b>Size:</b>     | 1,335 sq.ft.                                                            | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 3                                                                       | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Gar |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                                                               |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Dog Run Fenced In, Interior Lot, Landscaped       |               |                  |

|                    |                                                                                                                                         |                   |      |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <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>   | Cement Fiber Board, Wood Frame                                                                                                          | <b>Zoning:</b>    | R-2M |
| <b>Foundation:</b> | Poured Concrete                                                                                                                         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |                   |      |

**Inclusions:** One Garage Door Control

Welcome to this beautifully maintained 2-storey semi-detached home in the popular and family-friendly community of Walden—just steps away from parks, green spaces, and walking paths. From the moment you arrive, you’ll be charmed by the Juliet balcony with elegant iron railing overlooking the landscaped front yard. Inside, you’ll immediately appreciate the brand-new luxury vinyl plank flooring that flows seamlessly throughout the main floor, staircase, and upper level—no carpet anywhere! The result is a home that feels fresh, bright, and easy to maintain. The open-concept main floor creates a warm and inviting living space, featuring a spacious living room with a custom feature wall, oversized windows, and stylish drapery. The chef’s kitchen is sure to impress with its oversized flush island with quartz countertops, full-height tile backsplash, 9-foot ceilings, pantry, and newer stainless steel appliances. Pendant lighting and a large dining area make this space ideal for entertaining or family meals. A quaint powder room and generous back entry complete this level. Upstairs, you’ll find three generous bedrooms including the primary suite with a walk-in closet and private 3-piece ensuite showcasing an oversized double shower with glass sliding doors. Convenient 2nd floor laundry and a full main bath for friends and family to enjoy. The backyard is a private oasis featuring a spacious deck with privacy fencing, a dedicated dog run with a divided fence, and plenty of grassy space. The oversized double detached garage is a dream with nearly 11-foot ceiling height and a 16-foot garage door—perfect for trucks, toys, and extra storage. Additional features include central air conditioning, new paint, new baseboards, new kitchen faucet, and newer upgraded appliances. Located in a prime spot within Walden, you’ll enjoy excellent

walkability to parks, green spaces, the Gates of Walden shopping district, and Legacy’s Township Centre. This is truly a move-in ready home with modern finishes, thoughtful upgrades, and a welcoming community atmosphere.