

117 Walden Square SE  
Calgary, Alberta

MLS # A2275613

**\$749,000**



<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,115 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Kitchen Island, Natural Woodwork, Open Floorplan, See Remarks, Storage		

**Inclusions:** N/A

\*\*\*OPEN HOUSE SUNDAY | JANUARY 25, FROM 1:15 &ndash;3:15 PM\*\*\* Incredible opportunity in Walden! This spacious 5-bedroom home with a fully developed basement offers strong rental potential or multi-generational living. Main floor features 9' ceilings, a front flex room/office, granite kitchen with newer stainless steel appliances, and stunning hardwood floors. Upstairs includes 3 bedrooms, bonus room (possible 4th), and 2 full baths including a beautiful primary ensuite. The finished basement adds 2 bedrooms, full bath, and large rec space&mdash;perfect income suite potential (subject to approvals). Enjoy a massive backyard deck, storage shed, and a heated attached double garage with shelving. Steps to parks, transit, shops, and future school sites. A turn-key property that appeals to families and investors with excellent value and space to grow!