

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

MLS® #A2243233

**\$574,900**

4 Bedroom, 4.00 Bathroom, 1,516 sqft  
Residential 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 landscaping—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

REIC MEASUREMENT 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>

TOTAL ABOVE 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!

Built in 2017

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2243233               |
| Price          | \$574,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,516                  |
| Acres          | 0.06                   |
| Year Built     | 2017                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, 2 Storey |
| Status         | Active                 |

**Community Information**

|         |                      |
|---------|----------------------|
| Address | 1318 Walden Drive Se |
|---------|----------------------|

|             |         |
|-------------|---------|
| Subdivision | Walden  |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2X 2H5 |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                            |
| Parking        | Garage Door Opener, All<br>Enclosed, Garage Faces Rear, Heated Garage, Side By Side, Secured |
| # of Garages   | 2                                                                                            |

### Interior

|                   |                                                                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Bathroom Rough-in, Breakfast Bar, Stone Counters, Vinyl Windows, No Smoking Home, Recessed Lighting |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                                                                                           |
| Heating           | Forced Air, Natural Gas, Electric, Space Heater                                                                                                                                                                                            |
| Cooling           | None                                                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                                        |
| Basement          | Full, Partially Finished                                                                                                                                                                                                                   |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Rain Gutters, Uncovered Courtyard                                                        |
| Lot Description   | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                                                                    |
| Construction      | Composite Siding, Stone, Wood Frame                                                                |
| Foundation        | Poured Concrete                                                                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 83              |
| Zoning         | R-2M            |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|



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