

# \$850,000 - 55 Walden Place Se, Calgary

MLS® #A2217740

## \$850,000

5 Bedroom, 4.00 Bathroom, 2,276 sqft  
Residential 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!

Built in 2017

### Essential Information

MLS® #	A2217740
Price	\$850,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,276
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	55 Walden Place Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 1Y5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Electric Cooktop, Electric Range, Microwave, Range

	Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, City Lot, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	64
Zoning	R-G

## Listing Details

Listing Office	eXp Realty
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