



117 Walden Square Calgary Alberta

\$699,900

Incredible opportunity at a VERY COMPETITIVE LISTING PRICE in Walden! This spacious 5-bedroom home with a fully developed basement offers excellent potential for rental income or multi-generational living. The bright main floor features 9-foot ceilings, a versatile front flex room perfect for a home office or additional living space, a convenient 2-piece bath, and a well-appointed granite kitchen complete with a NEW stainless steel stove, fridge, and dishwasher. Beautiful hardwood flooring flows throughout, creating a warm and cohesive feel. Upstairs, you'll find 3 generous bedrooms, a bonus room that could easily function as a 4th bedroom, and 2 full bathrooms, including a stunning primary ensuite. The fully finished basement adds even more value with 2 additional bedrooms, a full bathroom, and a large recreation area—ideal for extended family or future income suite potential (subject to approval and permitting). Enjoy outdoor living with a massive backyard deck and storage shed, plus the convenience of a heated double attached garage with built-in shelving. Located just steps from parks, transit, shopping, and future school sites, this turn-key property offers outstanding space, flexibility, and value for both families and investors. SCHEDULE YOUR VIEWING BEFORE SOMEONE ELSE DOES! (id:6769)

Primary Bedroom 14.92 Ft x 12.92 Ft
4pc Bathroom 9.50 Ft x 9.92 Ft
Other 9.42 Ft x 9.67 Ft
4pc Bathroom 9.42 Ft x 4.92 Ft
Bedroom 9.42 Ft x 12.08 Ft
Bedroom 11.50 Ft x 9.17 Ft
Other 4.17 Ft x 4.67 Ft
Bonus Room 17.92 Ft x 12.33 Ft
Bedroom 9.92 Ft x 10.83 Ft
Family room 13.42 Ft x 23.83 Ft

3pc Bathroom 5.33 Ft x 5.58 Ft
Bedroom 8.25 Ft x 13.33 Ft
Storage 8.17 Ft x 8.92 Ft
Furnace 10.25 Ft x 16.17 Ft
Dining room 11.92 Ft x 6.00 Ft
Other 12.25 Ft x 12.08 Ft
Living room 12.92 Ft x 15.67 Ft
Den 8.33 Ft x 11.00 Ft
Other 5.42 Ft x 8.75 Ft

Listing Presented By:



Originally Listed by:
One Percent Realty

<https://your1percentrealtor.com/>

RE/MAX Realty Professionals

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