



# 123 Walcrest Way Calgary Alberta

\$639,900

30K PRICE IMPROVEMENT / MOVE-IN READY | MORTGAGE HELPER | -OPEN HOUSE SUNDAY MARCH 15TH-1:00-4:00 PM Welcome to this well-maintained home in the desirable community of Walden, featuring a fully legal basement suite—an excellent mortgage helper and a smart investment opportunity. The main residence offers a functional layout with bright, comfortable living spaces, while the legal basement suite includes a separate entrance, additional bedroom, full kitchen, and private living area, providing flexibility for rental income, extended family, or multi-generational living. This property has been thoughtfully cared for and is truly move-in ready. Ideally located across from a park with no neighbours on the north side, and just minutes from schools, shopping, and a daycare only one minute away. With easy access to major commuter routes, this home is perfect for homeowners looking to offset their mortgage or investors seeking a turn-key rental property. (id:6769)

4pc Bathroom 10.92 Ft x 4.92 Ft  
4pc Bathroom 5.08 Ft x 12.50 Ft  
Bedroom 10.75 Ft x 11.17 Ft  
Bedroom 10.75 Ft x 11.17 Ft  
Primary Bedroom 15.25 Ft x 11.92 Ft  
Other 7.25 Ft x 8.25 Ft  
2pc Bathroom 4.92 Ft x 5.25 Ft  
Dining room 9.67 Ft x 10.33 Ft

Kitchen 9.67 Ft x 10.33 Ft  
Living room 11.42 Ft x 12.33 Ft  
4pc Bathroom 7.58 Ft x 5.25 Ft  
Bedroom 12.17 Ft x 9.75 Ft  
Kitchen 7.42 Ft x 10.33 Ft  
Recreational, Games room 14.42 Ft x 14.92 Ft  
Furnace 11.75 Ft x 5.25 Ft

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company

### RE/MAX Realty Professionals

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