

# \$800,000 - 55 Walden Place Se, Calgary

MLS® #A2240539

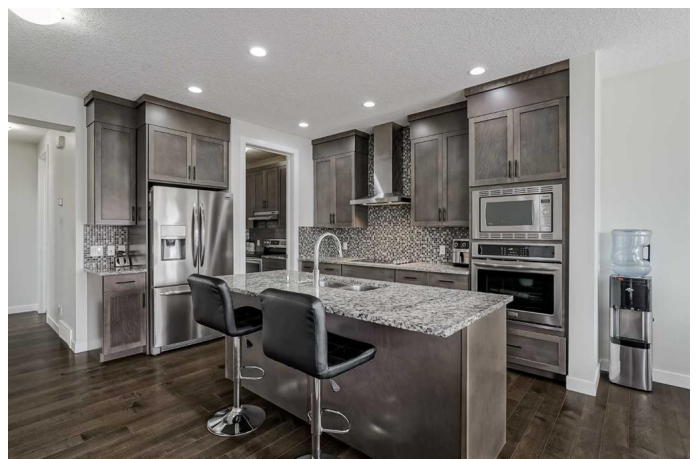
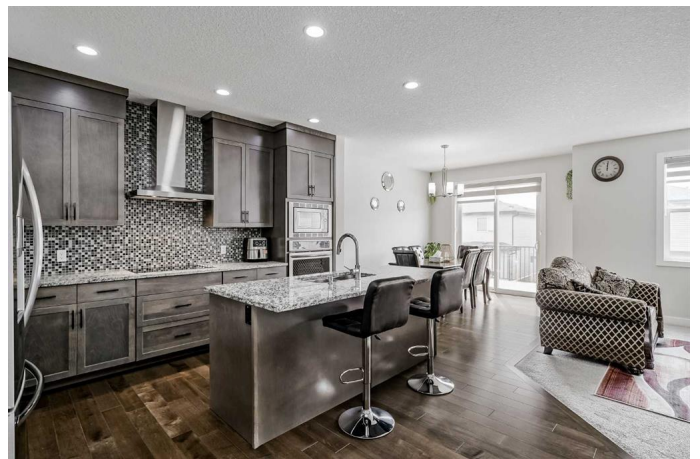
**\$800,000**

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® #         | A2240539    |
| Price          | \$800,000   |
| 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 Range, Microwave, Range Hood, Refrigerator,                                                                                        |

|                 |                                                 |
|-----------------|-------------------------------------------------|
|                 | Electric Cooktop                                |
| 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    | July 16th, 2025 |
| Days on Market | 74              |
| Zoning         | R-G             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.