

# \$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 landscapingâ€”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	2 Storey, Side by Side
Status	Active

**Community Information**

Address	1318 Walden Drive Se
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Subdivision      Walden  
City                Calgary  
County            Calgary  
Province          Alberta  
Postal Code      T2X 2H5



### Amenities

Parking Spaces      2  
Parking              Alley Access, Double Garage, Garage Opener, Garage Faces Rear, Heated Garage, Secured, Side By Side  
# of Garages         2

### Interior

Interior Features    Bathroom Rough-in, Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)  
Appliances          Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating              Electric, Forced Air, Natural Gas, 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      52  
Zoning                R-2M

### Listing Details

Listing Office        Jayman Realty Inc.

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