



GRASSROOTS
REALTY GROUP

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123 Walcrest Way SE
Calgary, Alberta

MLS # A2287524



\$669,800

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,558 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: N/A

MOVE-IN READY | MORTGAGE HELPER | OPEN HOUSE SAT FEB 28 & SUN MARCH 1 (12:00-2:00 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.