



140 Walden Gate SE
Calgary, Alberta

MLS # A2319528



\$469,900

Division:	Walden		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,398 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 391
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Welcome to this beautifully maintained home, ideally located directly across from Walden Plaza and just steps away from Shoppers Drug Mart, with convenient access to transit and a wide range of amenities. This move-in-ready property features a double detached garage at the rear and numerous valuable upgrades throughout. The main floor showcases elegant hardwood flooring, while durable linoleum tile flooring enhances the front entry area. The kitchen is equipped with appliances replaced in 2023, offering modern convenience and peace of mind. Enjoy year-round comfort with central air conditioning, a water softener, and an updated humidifier. Major mechanical improvements include a furnace, hot water tank, and humidifier replaced in 2022. New blinds installed in 2025 add a fresh, contemporary touch throughout the home. Freshly painted in April 2026, the home offers a clean, updated feel and is truly move-in ready. Upstairs, you'll find three spacious bedrooms, including a primary retreat featuring a soaring high ceiling that creates an open and airy atmosphere. The unfinished basement provides excellent potential for future development and customization. Combining a prime location, thoughtful upgrades, and functional living spaces, this home is an outstanding opportunity for families and investors alike.