



782 Walden Drive SE
Calgary, Alberta

MLS # A2321480



\$625,000

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,604 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, See Remarks, Storage		

Inclusions: Alarm System, 3 Large Oversized Closets

Welcome to 782 Walden Drive SE, a warm and inviting home in the desirable community of Walden, where everyday convenience meets a lifestyle surrounded by parks, pathways, and natural beauty. This 4-bedroom, 4-bathroom semi-detached home offers over 1,600 sq. ft. above grade, plus a finished basement, giving you plenty of room to live, work, relax, and grow. The main floor features a bright and functional layout with comfortable living and dining spaces, a well-sized kitchen, and a versatile den that works perfectly as a home office, playroom, or quiet sitting area. Thoughtful storage, central air conditioning, and practical finishes throughout make the home feel both comfortable and easy to enjoy. Upstairs, you'll find three bedrooms, including a spacious primary bedroom with its own 4-piece ensuite and high ceilings, along with convenient upper-level laundry. The finished basement adds even more flexibility with an additional bedroom, full bathroom, large recreation area, and storage space, making it ideal for guests, teens, hobbies, movie nights, or a private work-from-home setup. Outside, the property offers a private, low-maintenance backyard that is ready to enjoy. The spacious composite deck creates a great extension of the living space, with room for patio furniture, BBQs, planters, gardening, and relaxing summer evenings. The fenced yard adds privacy, while the double detached garage with back lane access keeps parking and storage practical. The location is a major highlight. Ideally situated in Walden, this home offers excellent access to Stoney Trail, Macleod Trail, and Deerfoot Trail, making it easy to get around Calgary. You are also just a short drive from Fish Creek Provincial Park, within walking distance to nearby parks, pathways, and scenic ponds connecting toward Chaparral, and close to shopping, restaurants, schools, South Health

Campus, and medical services along Macleod Trail.