



GRASSROOTS
REALTY GROUP

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14 Walden Road SE
Calgary, Alberta

MLS # A2343289



\$639,900

Division:	Walden		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,021 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Fireplace(s), Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Ceiling fans x3, garage door opener x2, all blinds

Stop the car—2,020 sq. ft. above grade, four bedrooms upstairs, a fully finished basement and an oversized garage for \$649,900! What are you waiting for? This original-owner 2½-storey home is the best value in Walden. The main floor welcomes you with engineered hardwood, a stone-faced gas fireplace and a spacious kitchen featuring a large island, walk-in pantry and adjoining dining area. Upstairs, three bedrooms have their own walk-in closets, including the primary bedroom with a private ensuite. The fully developed attic level takes this home to another level—quite literally—with the fourth bedroom, a large bonus room and a four-piece bathroom. It’s perfect for a teenager, guests or anyone who has always wanted an entire floor to themselves. The professionally finished basement provides even more living space with a large recreation room, flex room, half bathroom, laundry and excellent storage. Central air conditioning was installed in 2026, and the hot water tank was replaced in 2024. Outside, enjoy a fenced, low-maintenance backyard with a spacious deck and pergola, plus an oversized 22' × 24' double detached garage—because a double garage should actually have room for two vehicles. Grocery stores, Shoppers Drug Mart, Starbucks, restaurants and everyday shopping are literally steps away. Four bedrooms upstairs, five bathrooms, four finished levels and an incredible location—there is nothing else in Walden offering this much value for \$649,900!