



GRASSROOTS
REALTY GROUP

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611 Walden Drive SE
Calgary, Alberta

MLS # A2346998

\$525,000

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,221 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: Hardwired speakers - Main floor & primary

A home that gives you more than you might expect! Welcome to 611 Walden Drive—a beautifully maintained former show home offering 3 bedrooms, 3.5 bathrooms, a fully finished basement and an incredibly functional layout, all in the heart of Walden. Step inside to a bright, open-concept main floor with a spacious living room, dining area and kitchen featuring stainless steel Whirlpool appliances. The home has been thoughtfully cared for by its original owner and offers a number of upgrades you’ll appreciate, including **Hunter Douglas custom blinds, built-in ceiling speakers, central A/C and underground irrigation.** Upstairs is where this home truly sets itself apart. Both bedrooms feature their own private ensuite bathroom & walk-in closet, giving everyone their own space and privacy. The primary bedroom is located at the front of the home, and brand-new carpet throughout the upper level gives the entire floor a fresh, updated feel. Need more room? The fully finished basement adds another level of living space with a recreation/living area, third bedroom with window, full bathroom, laundry and storage. Perfect for guests, a teenager, a home office or simply having extra space when you need it. Outside, you’ll find a fully fenced backyard with a shed, underground irrigation and a two-vehicle parking pad. There’s no garage, but there’s plenty of convenient off-street parking and importantly, NO HOA FEES. And the location is hard to beat. With a park directly across the street, plus Walden’s pathways, green spaces and amenities nearby, you can enjoy everything this popular community has to offer. Shopping, restaurants, schools and everyday conveniences are all within easy reach, with quick access to Macleod Trail and Stoney Trail. Well maintained. Well located. Full of thoughtful upgrades. And ready for its next owner.

If you've been looking for a home that offers the space of a larger property without the added cost of HOA fees, 611 Walden Drive is worth a look today.