

# \$549,000 - 509 Walden Drive Se, Calgary

MLS® #A2214817

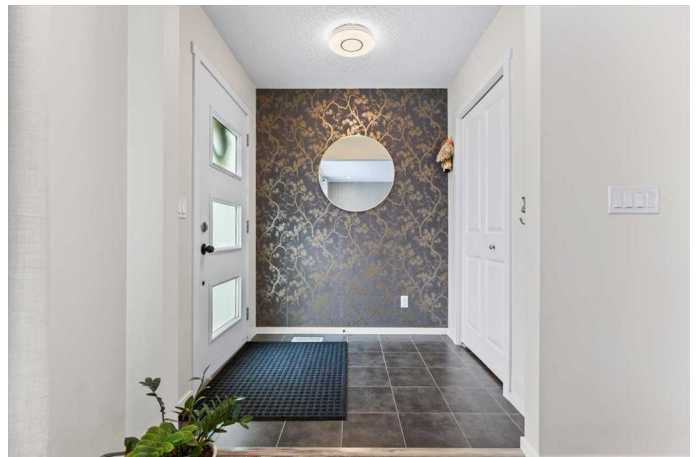
**\$549,000**

4 Bedroom, 4.00 Bathroom, 1,349 sqft

Residential on 0.06 Acres

Walden, Calgary, Alberta

WELCOME TO THIS WELL MAINTAINED 4-BEDROOM, 3 1/2 BATHROOM semi-detached home with over 1900 sq.ft. of developed living space nestled in the family-friendly community of Walden. Perfectly designed for modern living, this residence offers a spacious and functional layout with thoughtful finishes throughout. The main floor boasts an OPEN CONCEPT DESIGN featuring laminate flooring throughout with easy to maintain tiled foyers and bathrooms. The LARGE BRIGHT WINDOWS flood the space with natural light, creating a welcoming atmosphere. The kitchen is a highlight, complete with an island, GRANITE COUNTERTOPS, and STAINLESS STEEL APPLIANCES, ideal for entertaining or everyday family meals. Upstairs, you'll find a SPACIOUS PRIMARY BEDROOM with a 3-piece ensuite featuring a STYLISH TILED GLASS SHOWER. Two additional sizable bedrooms and a full 4-piece main bathroom provide ample space for family or guests. The FULLY DEVELOPED BASEMENT expands your living options with a versatile recreation room, a fourth bedroom, and a convenient 3-piece bathroom... perfect for hosting guests, creating a home office, or a play area for the kids. Step outside to a fully fenced backyard, complete with a ground-level deck and GAZEBO an ideal setting for outdoor gatherings, relaxation, or enjoying the beautiful



Calgary weather.

Located directly ACROSS FROM A LOVELY PARK and close to Gates of Walden shopping centre, restaurants, schools, and playgrounds, this home offers both comfort and convenience. Don't miss the opportunity to make this beautiful Walden property your new home!

Built in 2013

### Essential Information

MLS® #	A2214817
Price	\$549,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,349
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	509 Walden Drive Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X0T3

### Amenities

Amenities	Other
Parking Spaces	1
Parking	Parking Pad

### Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 26th, 2025
Days on Market	4
Zoning	R-2M
HOA Fees	80
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.