

# \$879,000 - 43 Walden Court Se, Calgary

MLS® #A2229531

**\$879,000**

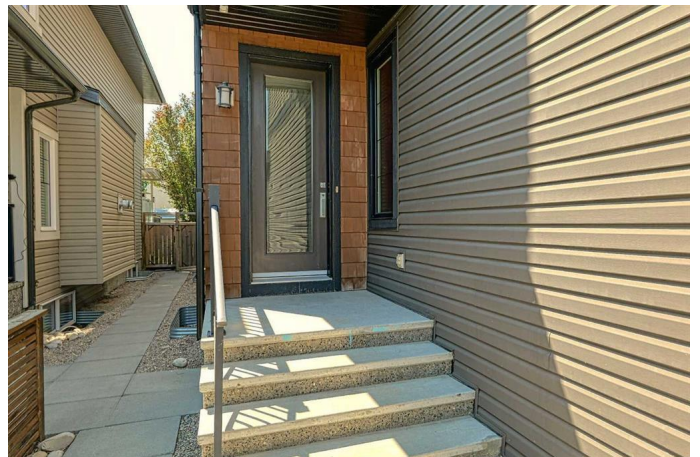
4 Bedroom, 4.00 Bathroom, 2,422 sqft

Residential on 0.09 Acres

Walden, Calgary, Alberta

**\*\*\*OPEN HOUSE SATURDAY, JUNE 14, 2:30**

**- 4:30\*\*\*** Welcome to this exceptional home (3350 sf of developed living space including fully-finished lower level) located on a large cul de sac in the highly sought after and kid-friendly community of Walden. With 4 bedrooms, 4 bathrooms and a multitude of upgrades you will fall in love with its modern urban charm. The main floor focal point is an exquisite custom fireplace with a contemporary chunky mantle and hearth with tile front. Notice two over-sized sliding glass doors. One functions as a window at the moment, but was added to accomodate potential future deck expansion. The gourmet kitchen features white quartz countertops, custom cabinetry, new stainless steel appliances, gas stove and walk-in pantry. Mudroom with 4 lockers and plenty of storage, plus a large office. The upper floor includes a large primary bedroom with a 5-piece spa like ensuite with soaker tub, stand alone shower, makeup table, brand new countertops, his and her sinks and his and her walk-in closets. The upstairs also consists of 2 additional bedrooms - one of them includes its own walk in closet and vaulted ceiling - a spacious laundry room, bathroom, and bonus room complete the upper floor. The basement is fully developed and includes a rec room/home gym with custom gym flooring, full bathroom, ample storage and the 4th bedroom with a deep set closet. Recent upgrades and additions include a new roof in 2021, new front loading washer & dryer, dishwasher, and



fridge and new luxury plank flooring. Soak up the sunshine in the professionally landscaped, low maintenance and fully fenced yard. Enjoy central air conditioning and a double garage with an epoxy poured floor and steel shelving installed. A stunning Homes By Avi design. Schedule your private showing today - we can't wait to show you around!

Built in 2012

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2229531    |
| Price          | \$879,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,422       |
| Acres          | 0.09        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 43 Walden Court Se |
| Subdivision | Walden             |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2X 0N8            |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Park                                                              |
| Parking Spaces | 4                                                                 |
| Parking        | Concrete Driveway, Double Garage Attached, Insulated, See Remarks |
| # of Garages   | 2                                                                 |

## Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                             |
| Heating           | Forced Air, Natural Gas                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                           |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                                                              |

## Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                  |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Brick, Vinyl Siding, Wood Siding                                              |
| Foundation        | Poured Concrete                                                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 6               |
| Zoning         | R-G             |
| HOA Fees       | 80              |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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