

\$729,000 - 46 Walden Court Se, Calgary

MLS® #A2248363

\$729,000

4 Bedroom, 4.00 Bathroom, 2,384 sqft

Residential on 0.09 Acres

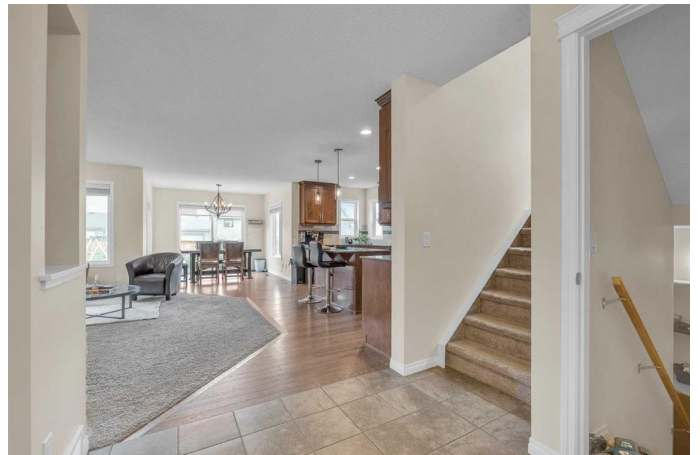
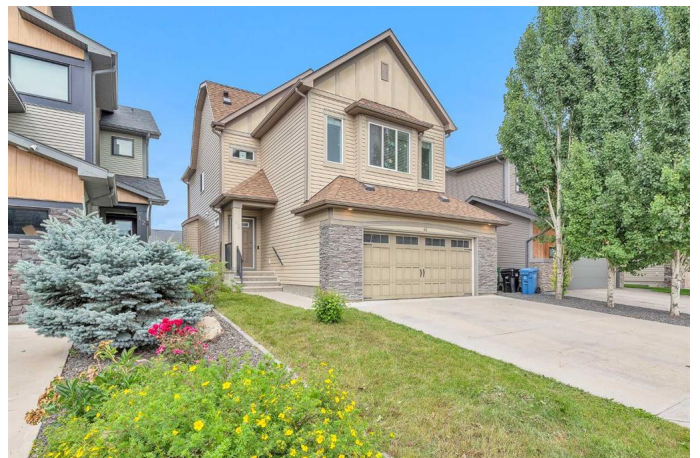
Walden, Calgary, Alberta

PRICED TO SELL!! This 2.5-storey home in Walden offers the perfect balance of comfortable family living and strong income potential. The fully legal walk-up basement suite provides a great opportunity to generate rental income that can help offset your mortgage, whether you choose to live upstairs or rent out the entire home for even more potential revenue.

The suite features room for two beds, a private entrance, and a dedicated parking stall off the paved lane, making it ideal for long-term tenants or visiting family members. Upstairs, there are three bedrooms plus a spacious bonus room, while the top-floor loft with its own half bath adds flexibility for guests, a home office, or additional rental options.

The main floor includes a bright open-concept layout with a granite-topped kitchen, stainless steel appliances, island seating, corner pantry, and a cozy gas fireplace. The seller is also open to negotiating furnishings, allowing for a faster transition into rental or move-in readiness.

Located just 3 minutes to Macleod Trail, 6 minutes to Stoney, 10 minutes to Deerfoot, and 10 minutes to the CTrain, this home is in a prime spot for both convenience and rental appeal. With a legal suite already in place and flexible living spaces, this property offers a versatile opportunity to create additional



revenue or accommodate extended family, all in one of Walden's most desirable areas.

Built in 2013

Essential Information

MLS® #	A2248363
Price	\$729,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,384
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Active

Community Information

Address	46 Walden Court Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0N8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2025
Days on Market	48
Zoning	R-G

Listing Details

Listing Office	2% Realty
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