

# \$759,000 - 117 Walden Square Se, Calgary

MLS® #A2245023

## \$759,000

5 Bedroom, 4.00 Bathroom, 2,115 sqft

Residential on 0.09 Acres

Walden, Calgary, Alberta

Welcome to this beautifully maintained family home in the heart of Walden.

The main floor offers a bright and open layout with gleaming hardwood floors, freshly polished, and an impressive 9'™ ceiling that adds to the sense of space. At the front, a versatile flex room can serve as a home office or an additional sitting area. The kitchen features recently installed stainless steel refrigerator, oven, and dishwasher, along with soft-close drawers and granite countertops – all chosen for style and durability. A convenient half bathroom and a rough-in for central vacuum complete the main floor.

Step outside to a wide backyard deck (21'10" x 25'5") with metal railing, spanning nearly the full width of the home – ideal for outdoor entertaining or relaxing afternoons. A large storage shed provides extra space for tools and seasonal items.

Upstairs, enjoy a 9'™ ceiling and three generous bedrooms, including a spacious primary suite with a luxurious ensuite. A flexible bonus room can be used as an entertainment area, home office, or a fourth bedroom, alongside a second full bathroom.

The fully developed basement adds two more bedrooms, a full bathroom, and a large family/entertainment area with generous storage closets, including one under the stairs.



The attached two-car garage (20'5" x 18'0") is equipped with a built-in heater, making it functional year-round. The freshly painted floor and walls, along with custom wooden shelving along the perimeter, keep the space organized and work-ready.

Lovingly maintained and thoughtfully upgraded, this home blends comfort, function, and style – ready for you to enjoy from day one.

Built in 2011

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245023    |
| Price          | \$759,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,115       |
| Acres          | 0.09        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 117 Walden Square Se |
| Subdivision | Walden               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X 0R9              |

**Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 4                                     |
| Parking        | Double Garage Attached, Heated Garage |

# of Garages 2

## Interior

Interior Features Built-in Features, Granite Co  
Open Floorplan, See Remark

Appliances Dishwasher, Dryer, Electric  
Range Hood, Refrigerator, W

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full



## Exterior

Exterior Features Private Yard

Lot Description Back Yard, Private

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete, Slab

## Additional Information

Date Listed August 14th, 2025

Days on Market 74

Zoning R-G

## Listing Details

Listing Office One Percent Realty

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