

# \$869,000 - 46 Walden Court Se, Calgary

MLS® #A2248363

**\$869,000**

4 Bedroom, 4.00 Bathroom, 2,384 sqft

Residential on 0.09 Acres

Walden, Calgary, Alberta

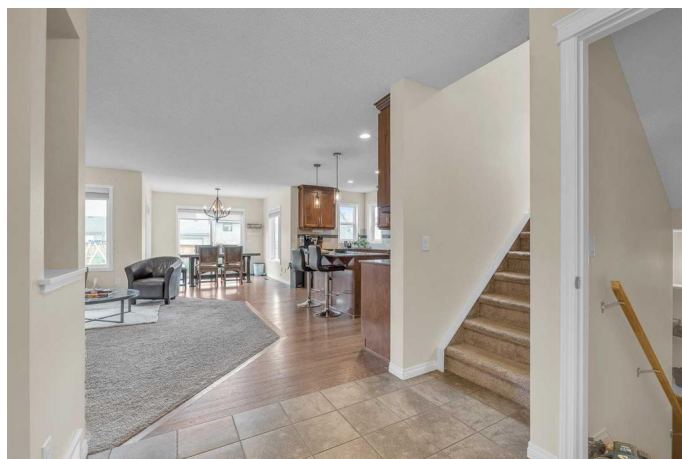
Located in one of Walden's most desirable, easily accessible pockets, this 2.5-storey home is a rare investment opportunity offering multiple income streams. A fully legal walk-up basement suite, three upper bedrooms, and a top-floor loft with its own bathroom create versatile living arrangements for tenants or extended family. The main floor features a granite-topped kitchen with stainless steel appliances, a corner pantry, tiled backsplash, and island seating, opening to a bright living area with gas fireplace and a dining space that leads to the backyard. Upstairs, you'll find a generous bonus room and a primary suite with dual sinks, oversized shower, and jetted tub. The loft provides additional revenue potential, guest space, or an ideal work-from-home setup. The legal suite is professionally finished with a private entrance and its own rear parking stall off the paved lane. Situated just 3 minutes to Macleod Trail, 6 minutes to Stoney, 10 minutes to Deerfoot, and 10 minutes to the CTrain, this property combines strong rental appeal with the convenience and lifestyle of a prime Walden location.

Built in 2013

## Essential Information

MLS® # A2248363

Price \$869,000



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	Exterior Entry, Finished, Full, 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	1
Zoning	R-G

**Listing Details**

Listing Office	2% Realty
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