

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

MLS® #A2229531

**\$879,000**

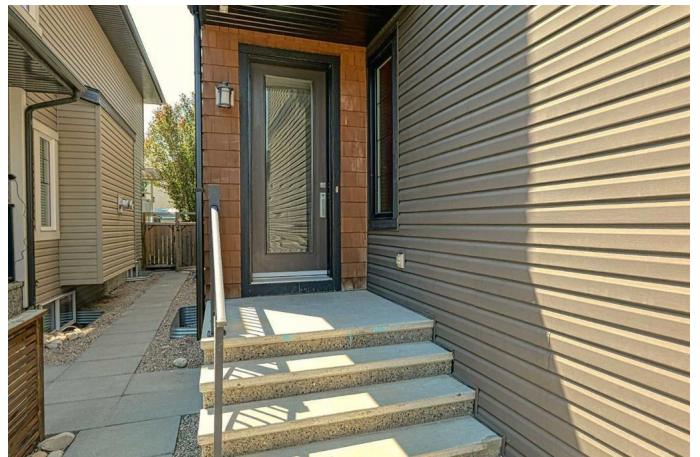
4 Bedroom, 4.00 Bathroom, 2,422 sqft

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 accommodate 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 | 5               |
| Zoning         | R-G             |
| HOA Fees       | 80              |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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.