

# \$565,000 - 446 Walden Drive Se, Calgary

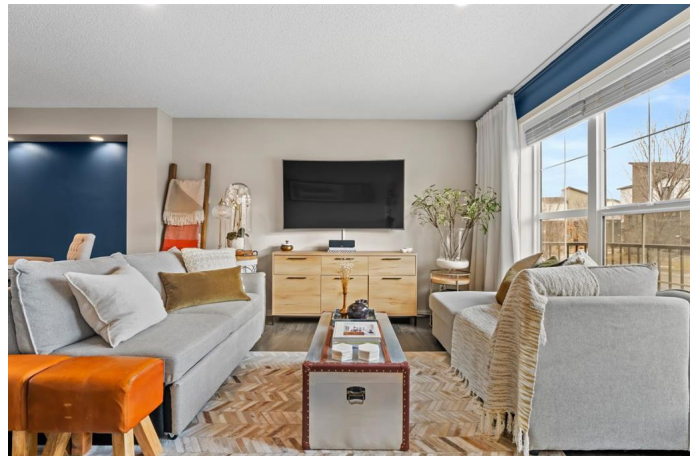
MLS® #A2120020

**\$565,000**

2 Bedroom, 3.00 Bathroom, 1,246 sqft  
Residential on 0.06 Acres

Walden, Calgary, Alberta

**\*\*\*OPEN HOUSE - SUNDAY, APRIL 14th  
1:00PM-4:00PM\*\*\*** Nestled within the thriving community of Walden, this exceptional double master complex embodies contemporary luxury and functionality. From its spacious front entryway to its thoughtfully designed open floor plan, every aspect of this home is crafted to enhance your lifestyle. Upon entering, you're welcomed by a foyer, offering ample space for greeting guests and setting a welcoming tone. The open floor plan seamlessly integrates the living, dining, and kitchen areas, creating a spacious environment perfect for gatherings and entertainment. The kitchen is a culinary masterpiece, boasting a large quartz island, stainless steel appliances, and abundant counter space for meal preparation. Bathed in natural sunlight, the kitchen becomes the heart of the home, exuding warmth and elegance. Plentiful windows throughout the home allow natural light to flood the space, illuminating the sleek interiors and enhancing the inviting ambiance. Step outside to the fenced-off west-facing backyard, where you'll find two expansive patios, ideal for outdoor dining, relaxation, and soaking up the sun. This property features two generous-sized double master bedrooms, each complete with its own ensuite bathroom and walk-in closet. One of the master bedrooms even offers a charming Juliet balcony providing a private retreat to enjoy the surrounding views. For added convenience, a double detached garage offers



ample storage space for vehicles and outdoor equipment. The undeveloped basement presents endless possibilities for future expansion, whether you envision a home theatre, home gym, or additional living space tailored to your needs. Located in the desirable community of Walden, this property offers easy access to major transportation routes, including Stoney Trail and Deerfoot Trail. Nearby amenities such as playgrounds, schools, shopping centres, and public transportation options ensure a convenient and enjoyable lifestyle for residents. With its impeccable craftsmanship, modern amenities, and prime location, this double master complex offers a rare opportunity to experience luxurious living in one of Calgary's most sought-after neighbourhoods. Don't miss your chance to make this stunning property your forever home. Schedule a viewing today and prepare to be impressed!

Built in 2013

### **Essential Information**

MLS® #	A2120020
Price	\$565,000
Sold Price	\$550,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,246
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

### **Community Information**

Address	446 Walden Drive Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0T1

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed	April 4th, 2024
Date Sold	April 19th, 2024
Days on Market	15
Zoning	R-2M
HOA Fees	0.00

### **Listing Details**

Listing Office	The Real Estate District
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