

# \$639,900 - 13 Walden Gardens Se, Calgary

MLS® #A2254973

**\$639,900**

4 Bedroom, 4.00 Bathroom, 1,764 sqft

Residential on 0.08 Acres

Walden, Calgary, Alberta

Welcome to 13 Walden Gardens SE! This beautifully kept former show home blends style, comfort, and functionality.

The inviting two-storey design features a fully developed basement (illegal suite) with its own private entrance, washer, and dryer – ideal for generating extra income or providing space for extended family.

On the main floor, a bright open layout centers around a cozy gas fireplace, creating the perfect spot to relax or entertain. A large flex space adds versatility – whether you need a formal dining area or a dedicated office for working from home. Stay cool in the summer with the added comfort of AC. Recent updates include new flooring, fresh paint.

Upstairs, the spacious primary retreat offers a large ensuite with a separate soaker tub and shower. Two additional bedrooms and the convenience of an upstairs laundry room complete this level.

Step outside to enjoy a west-facing backyard – perfect for evening sunsets – along with a detached, insulated double garage.

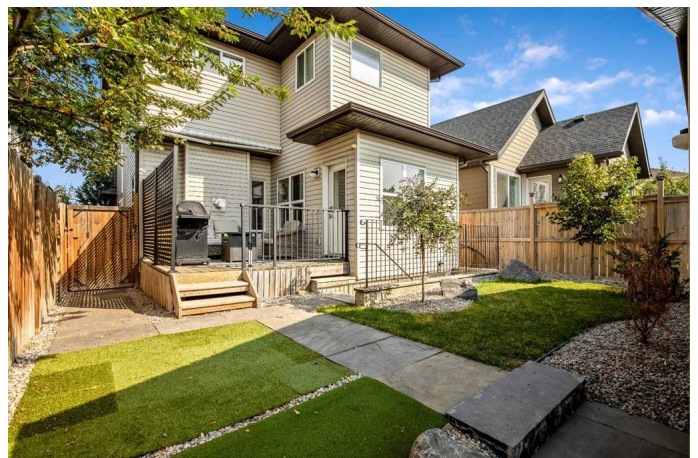
Located close to schools, parks, transit, and walking distance to everyday amenities, this home truly combines comfort and flexibility with an unbeatable location.

Built in 2008

## Essential Information

MLS® #

A2254973



|                |             |
|----------------|-------------|
| Price          | \$639,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,764       |
| Acres          | 0.08        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 13 Walden Gardens Se |
| Subdivision | Walden               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X0N5               |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                      |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated |
| # of Garages   | 2                                                                                      |

### Interior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub                                                                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer, Water Softener, Window Coverings, Instant Hot Water |
| Heating           | Forced Air, Natural Gas, Fireplace Insert                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                                          |
| Fireplaces        | Blower Fan, Gas, Living Room, Mantle, Masonry                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                        |

Basement                      Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

**Exterior**

Exterior Features    Awning(s), Balcony, Private Entrance, Private Yard  
Lot Description        Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees,  
Private, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed             September 11th, 2025  
Days on Market        7  
Zoning                   R-G

**Listing Details**

Listing Office           Park Real Estate Associates Inc.

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