

# \$779,000 - 117 Walden Square Se, Calgary

MLS® #A2245023

**\$779,000**

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	\$779,000
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 Counters, Kitchen Island, Natural Woodwork, Open Floorplan, See Remarks, Storage

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings

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 6

Zoning R-G

### Listing Details

Listing Office One Percent Realty

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.