

46 Walden Court SE  
Calgary, Alberta

MLS # A2248363

\$869,000

Division:	Walden		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,384 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

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.