

\$869,000 - 46 Walden Court Se, Calgary

MLS® #A2248363

\$869,000

4 Bedroom, 4.00 Bathroom, 2,384 sqft

Residential on 0.09 Acres

Walden, Calgary, Alberta

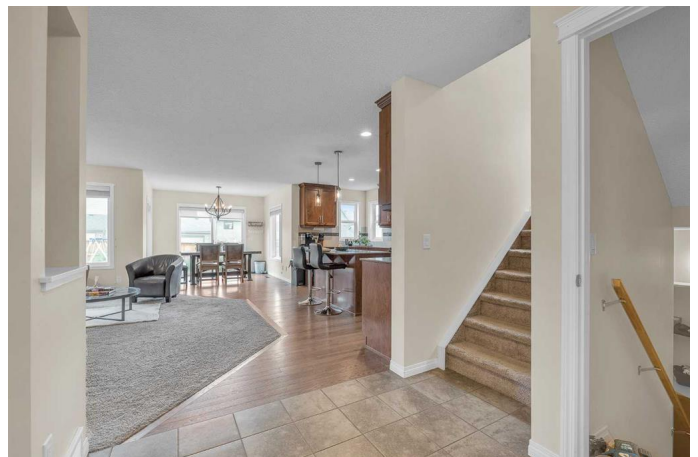
Located in one of Walden's most desirable, easily accessible pockets, this 2.5-storey home is a rare investment opportunity offering multiple income streams. A fully legal walk-up basement suite, three upper bedrooms, and a top-floor loft with its own bathroom create versatile living arrangements for 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.

Built in 2013

Essential Information

MLS® # A2248363

Price \$869,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,384
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Active

Community Information

Address	46 Walden Court Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0N8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

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

Additional Information

Date Listed	August 13th, 2025
Days on Market	8
Zoning	R-G

Listing Details

Listing Office	2% 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.