



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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46 Walden Court SE
Calgary, Alberta

MLS # A2248363



\$869,000

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.