

## 7 Walden Manor SE Calgary, Alberta

**MLS # A2215545**



**\$609,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,366 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, Pantry		

**Inclusions:** Washroom tub and vanity at basement

Welcome to 7 Walden Manor SE – Comfort, Convenience & Community Living Nestled in the heart of the vibrant Walden community, this charming home offers the perfect blend of modern comfort and urban convenience. Whether you're a growing family, a first-time buyer, or simply seeking a connected lifestyle, this residence has something for everyone. Start your mornings with a short stroll to Tim Hortons or Starbucks—just minutes away—for your favorite coffee. Craving a quick bite or need to run errands? McDonald's, grocery stores, and everyday essentials are all within a 3-minute walk. Beyond the unbeatable location, Walden offers an active, welcoming lifestyle with its beautiful parks, scenic pathways, and regular community events. Excellent nearby schools make daily routines easier for families, while quick access to major roadways ensures the rest of Calgary is always within easy reach. This home features a bright and cozy living space perfect for entertaining, along with comfortable bedrooms designed for rest and relaxation. The kitchen is equipped with brand-new LG appliances, including a washer, dryer, microwave, and dishwasher. A recent roof replacement in 2020 provides added peace of mind. Step outside to enjoy a spacious backyard ideal for BBQs, gardening, or playtime, and take advantage of the oversized detached garage offering ample space for parking and storage. With its close proximity to public transportation and major commuting routes, getting around the city is a breeze. 7 Walden Manor SE is more than just a property—it's an opportunity to be part of a close-knit, thriving neighborhood. Whether it's relaxing at home, exploring the outdoors, or enjoying the nearby amenities, every day here feels a little more connected.