

# \$609,900 - 7 Walden Manor Se, Calgary

MLS® #A2215545

**\$609,900**

3 Bedroom, 3.00 Bathroom, 1,366 sqft

Residential on 0.07 Acres

Walden, Calgary, Alberta

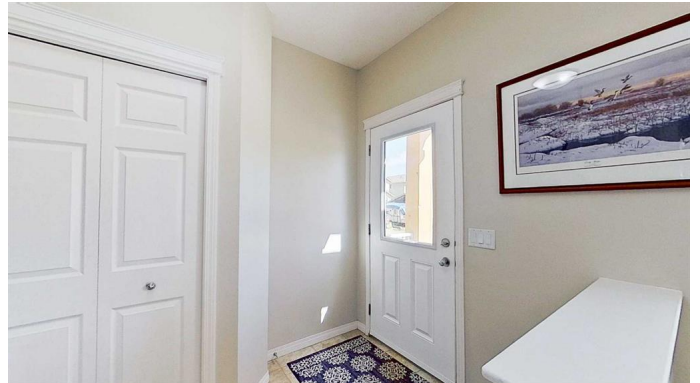
Welcome to 7 Walden Manor SE â€“ Comfort, Convenience & Community Living  
Nestled in the heart of the vibrant Walden community, this charming home offers the perfect blend of modern comfort and urban convenience. Whether you're a growing family, a first-time buyer, or simply seeking a connected lifestyle, this residence has something for everyone.

Start your mornings with a short stroll to Tim Hortons or Starbucksâ€”just minutes awayâ€”for your favorite coffee. Craving a quick bite or need to run errands?

McDonaldâ€™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

Built in 2008

**Essential Information**

MLS® #	A2215545
Price	\$609,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,366
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	7 Walden Manor Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X0N5

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Laminate Counters, No Animal Home, Pantry
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 28th, 2025
Days on Market	16
Zoning	R-G

## Listing Details

Listing Office	ComFree
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