70 Walden Manor SE

Calgary | Active | MLS® A2348683

$569,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2009**	**1,456.04 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

OVER 2,100 SQ. FT. OF DEVELOPED SPACE. FINISHED BASEMENT. DOUBLE GARAGE. SOUTH-FACING BACKYARD. IMMACULATE. MOVE-IN READY.

Imagine coming home after a long day, kicking off your shoes and settling in beside the cozy gas fireplace. Dinner is cooking, everyone has room to spread out, and life just feels a little easier. Welcome to 70 Walden Manor SE, where OVER 2,100 SQ. FT. OF DEVELOPED LIVING SPACE gives you room to live, entertain and actually enjoy being home. The OPEN-CONCEPT MAIN FLOOR brings everyone together with a spacious kitchen featuring GRANITE COUNTERTOPS, a large island, plenty of cabinetry and a SPACIOUS PANTRY that can handle a serious Costco run. There’s even a convenient OFFICE NOOK for working from home or tackling life’s never-ending paperwork. When summer rolls around, the SOUTH-FACING BACKYARD becomes your favourite hangout. Fire up the BBQ on the LARGE DECK with its natural gas hookup, invite some friends over and soak up that Calgary sunshine. Upstairs, you’ll find THREE comfortable BEDROOMS, including a primary retreat with a WALK-IN CLOSET and PRIVATE ENSUITE. Need a little breathing room? The FULLY FINISHED BASEMENT delivers a spacious recreation room, versatile flex space, plenty of storage and a WET-BAR ROUGH-IN. Add in 2.5 bathrooms, BRAND-NEW CARPET, KITCHEN APPLIANCES + WASHER/DRYER ALL REPLACED IN 2025, a WIRED-IN SPEAKER SYSTEM and a DOUBLE DETACHED GARAGE, and you’ve got a home that checks a whole lot of boxes. And yes, there’s even room in the garage for all those things you’re definitely going to use someday. Located in WALDEN, you’re close to PARKS, PATHWAYS, SHOPPING, RESTAURANTS and major routes, including STONEY TRAIL, DEERFOOT TRAIL AND MACLEOD TRAIL. More space. More possibilities. Less compromising.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348683
Bedrooms	3
Bathrooms	3
Year Built	2009
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,456.04 sq. ft.
Main Level Finished Area:	707.51 sq. ft.
Upper Level Finished Area:	748.53 sq. ft.
Below Grade Finished Area:	644.88 sq. ft.
Acreage:	No
Lot Area:	3,132 sq. ft.
Lot Frontage:	30'11"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2009 (Age: 17)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0815456
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Garage Door Opener, Paved
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Southeast
Community:	Walden
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Attached Wall Shelves (ALL)
Restrictions:	Restrictive Covenant
Main Floor	Dining Room · 14'8" × 8'5" ·
Main Floor	Foyer · 8'5" × 6'11" ·
Main Floor	Kitchen · 12'6" × 12'3" ·
Main Floor	Living Room · 13'7" × 13'3" ·
Upper Level	Bedroom · 10'2" × 9' ·
Upper Level	Bedroom · 10'6" × 9'8" ·
Upper Level	Bedroom - Primary · 13'3" × 12' ·

Basement	Flex Space · 11'7" × 11'5" ·
Basement	Game Room · 17'10" × 12'6" ·
Basement	Storage · 11'7" × 6'1" ·
Basement	Furnace/Utility Room · 8'4" × 4'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Chandelier, Granite Counters, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Sound
Exterior Features:	Lighting, Private Yard, Rain Gutters
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Lawn, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-G
Listed Date:	Sep 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/70-walden-manor-se-calgary-a2348683/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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