



**18 WALDEN Court, Calgary T2X 0R3**

MLS®#: **A2197055** Area: **Walden** Listing **02/25/25** List Price: **\$725,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2012**  
Lot Information  
 Lot Sz Ar: **4,219 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,934**  
 Low Sqft:  
 Ttl Sqft: **1,934**

DOM

**1**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Entrance,Private Yard,Rain Barrel/Cistern(s)**

Construction: **Brick,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood,Linoleum,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Gas Stove,Microwave Hood Fan,Other,Refrigerator,Washer,Water Softener,Window Coverings**  
 Int Feat: **Central Vacuum,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,Soaking Tub,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`6" x 11`11"	Kitchen	Main	12`11" x 12`1"
Dining Room	Main	11`0" x 11`0"	Dining Room	Lower	9`7" x 7`2"
Family Room	Lower	10`8" x 9`8"	Laundry	Upper	5`10" x 3`4"
Furnace/Utility Room	Basement	8`0" x 6`7"	Media Room	Upper	18`0" x 12`2"
Kitchen	Lower	10`9" x 7`6"	Foyer	Main	14`9" x 9`8"
Walk-In Closet	Upper	5`6" x 5`6"	Laundry	Lower	7`5" x 5`4"

**Walk-In Closet**  
**Bedroom**  
**Bedroom**  
**4pc Bathroom**  
**4pc Bathroom**

**Upper** 4`7" x 3`5"  
**Upper** 11`2" x 9`9"  
**Basement** 10`5" x 10`3"  
**Upper** 8`7" x 4`11"  
**Basement** 7`10" x 4`10"

**Bedroom - Primary**  
**Bedroom**  
**4pc Ensuite bath**  
**2pc Bathroom**

**Upper** 14`9" x 13`4"  
**Upper** 10`1" x 9`11"  
**Upper** 9`3" x 8`5"  
**Main** 8`11" x 3`7"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **0815733**

Zoning: **R-G**

Remarks

**Pub Rmks:** Welcome to this beautifully upgraded 1,934 sqft home featuring a 827 sqft one-bedroom basement legal suite, perfect for extended families or as an investment. Whether hosting in-laws or providing space for teenagers, this property offers versatility without compromising comfort. This home is in a prime location, walking distance to amenities like Save-On-Foods, banks, restaurants, and schools, with quick access to Stoney Trail for easy commuting. The main floor offers an open-concept kitchen with ample storage, a pantry, gas stove, and updated stainless steel appliances. A cozy gas fireplace and modern light fixtures add charm, while the bright upper-level family room is perfect for entertainment. The primary bedroom features a spa-like ensuite with a soaker tub, separate shower, and large walk-in closet. The backyard offers a low-maintenance design with a deck, BBQ gas line, pergola-covered dining area, and pet-friendly synthetic grass designed area. A wireless-controlled sprinkler system and eco-friendly rain barrel keep the lawn and trees lush with minimal effort. The basement LEGAL suite, built by the builder, offers complete independence with private entrances via a newly constructed concrete front path or a gated back entrance. It features 9-foot ceilings, its own furnace, brand-new water heater, and a separate electric panel for full autonomy. Both the main house and legal suite have EcoBee smart thermostats for remote temperature control, enhancing comfort and energy efficiency. The oversized double garage has a built-in workshop and space for two SUVs with extra storage. The home also features central air, Cat5 wired network for fast internet throughout the house, central vacuum, and a 5-stage reverse osmosis water filtration system with a water softener. This home is the perfect blend of luxury, convenience, and income potential. Whether you are looking for a high-end family residence with a private legal suite for relatives or a turnkey mortgage helper, this property checks all the boxes.

**Inclusions:** Air Exchanger, Backyard Sprinkler, 2 Ecobee Smart Thermostats, Rain Barrel. **ALSO NOTE:** Basement Appliances included.

**Property Listed By:** CIR Realty

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













