



THE
A-TEAM

**RE/MAX
FIRST**

31 WALDEN Terrace, Calgary T2X0P4

MLS® #: **A2158342** Area: **Walden** Listing Date: **09/13/24** List Price: **\$500,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **2,917 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,City Lot,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,249**
 Low Sqft:
 Ttl Sqft: **1,249**

DOM

6
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Granite Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`8" x 11`0"	Dining Room	Main	11`11" x 8`11"
Foyer	Main	6`0" x 4`11"	Laundry	Second	4`6" x 3`3"
Mud Room	Main	7`1" x 3`5"	Storage	Basement	18`3" x 15`0"
Game Room	Basement	18`3" x 14`3"	Living Room	Main	14`10" x 12`6"
Bedroom - Primary	Second	13`7" x 11`1"	Bedroom	Second	13`4" x 10`4"
2pc Bathroom	Main	7`5" x 2`8"	3pc Ensuite bath	Second	8`8" x 5`8"

4pc Ensuite bath

Second

8`8" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1013849

Zoning:
R-2M

Remarks

Pub Rmks: **Step into this beautiful open concept home and you can't help but go WOW. ** ON THE MAIN - from the cozy living/great room with large windows overlooking the Central Park & playground area. TO the nice size kitchen with large island that features granite counters and a pull-up eating bar - with a full compliment of Stain less Steel appliances. At the back of the home there is a large dining area that overlooks the huge deck and fully fenced SUNNY west backyard - PLUS a 2 pce POWDER room. ** THE UPPER LEVEL is a two bedroom - DOUBLE master with TWO-bathroom ENSUITES - plus lots of closet space. ** THE LOWER LEVEL - is a blank canvas, awaiting the options that work for you. It can be a large rumpus/games area with bathroom - or - a cozy family games area, with third bedroom and bathroom - or - whatever else your heart desires. THE YARD - is AWESOME, fully fenced with a huge deck - PLUS - lots of room for the kids , pets or family enjoyment! ** THE GARAGE -this is a GOOD size double that fits two full size vehicles - plus - room for workbench and/or storage. ** come and check-out the upgrades. SUPER VALUE - this will not last! -- NOTE: call your favorite realtor to setup, a viewing --OR--come by the "OPEN HOUSE - Saturday and/or Sunday from 1:30 PM to 4:00 PM**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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







