



THE
A-TEAM

**RE/MAX
FIRST**

34 WALDEN Drive, Calgary T2X 0S6

MLS®#: **A2170478** Area: **Walden** Listing **10/04/24** List Price: **\$555,000**
 Status: **Active** County: **Calgary** Change: **-\$8k, 28-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2011**
 Lot Information
 Lot Sz Ar: **2,723 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,281**
 Low Sqft:
 Ttl Sqft: **1,281**

DOM

47
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,City Lot,Few Trees,Lawn,Garden,Interior Lot,No Neighbours Behind,Landscaped,Level,Street Lighting,Rectangular Lot,Treed**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding**
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Linoleum,Tile**
 Sewer: Ext Feat: **Garden** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Smart Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`9" x 10`9"	2pc Bathroom	Main	2`9" x 7`5"
Kitchen	Main	11`0" x 15`0"	Living Room	Main	12`5" x 15`6"
3pc Ensuite bath	Upper	7`3" x 4`11"	Bedroom	Upper	10`1" x 9`2"
Bedroom	Upper	10`1" x 10`9"	Bedroom - Primary	Upper	10`5" x 13`8"
Bedroom	Basement	8`1" x 9`6"	4pc Bathroom	Upper	8`0" x 5`4"
Furnace/Utility Room	Basement	8`11" x 8`3"	4pc Bathroom	Basement	5`0" x 8`3"
Game Room	Basement	15`1" x 15`2"			

Title: **Fee Simple**
 Zoning: **R-2M**
 Legal Desc: **1014710**

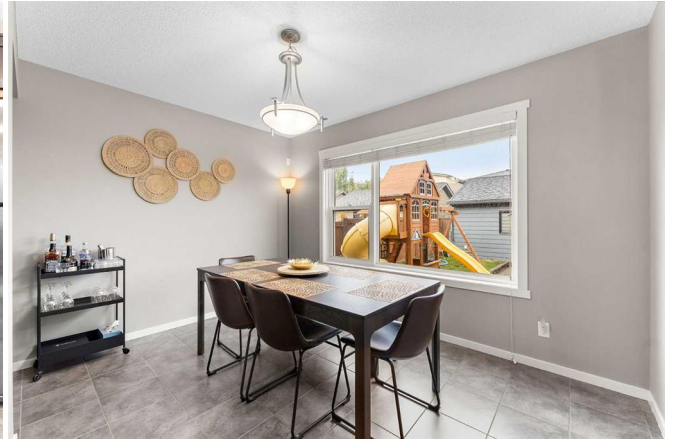
Remarks

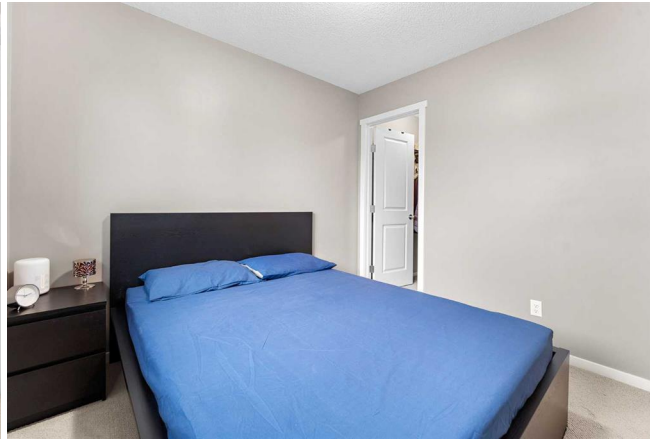
Pub Rmks: **Welcome to your ideal residence nestled in the vibrant, family-oriented community of Walden SE, Calgary. This striking south-facing semi-detached home offers over 1,870 square feet of meticulously developed living space, thoughtfully designed to blend modern comfort with timeless elegance. Boasting four generously proportioned bedrooms, 3.5 luxurious bathrooms, and a fully finished basement, this home is the epitome of sophistication and functionality, offering ample room for additional living or recreational purposes. Upon entering, you are greeted by a beautifully maintained interior, enhanced by central air conditioning that ensures year-round comfort. The open-concept main floor is an entertainer's dream, seamlessly transitioning from a cozy, inviting living room to a modern, state-of-the-art kitchen, adorned with sleek granite countertops. This culinary haven is perfect for both casual family meals and formal gatherings, embodying both style and practicality. The exterior of the home is equally captivating, starting with the south-facing front porch that welcomes you to relax in a serene outdoor setting. This sun-drenched space is an ideal retreat, offering the perfect vantage point to enjoy the peaceful charm of the surrounding neighborhood, whether you're savoring your morning coffee or unwinding after a long day with a glass of wine. The finished basement offers an opportunity for home buyers to convert it into a legal suite subject to permitting by the City of Calgary. Beyond the inviting front porch lies a spacious backyard, perfect for hosting family barbecues or creating your own private garden oasis. A double detached garage offers not only ample parking but also valuable storage space. The home's prime location ensures you're never far from the essentials: Shoppers Drug Mart, Save-On-Foods, RBC, CIBC, Esso, Subway, and Starbucks, along with top-tier healthcare services including nearby dentists and optometrists, all just a short stroll or drive away. Families will appreciate the proximity to well-regarded schools and an abundance of shopping options, while nature lovers will revel in the home's close proximity to Fish Creek Provincial Park, one of Calgary's most cherished natural spaces. For those who commute, the easy access to major routes such as Stoney Trail and Deerfoot Trail makes travel throughout the city both efficient and convenient. In every aspect, this home represents a harmonious balance of tranquility and convenience, making it an extraordinary choice for families seeking not just a house, but a place to truly call home.**

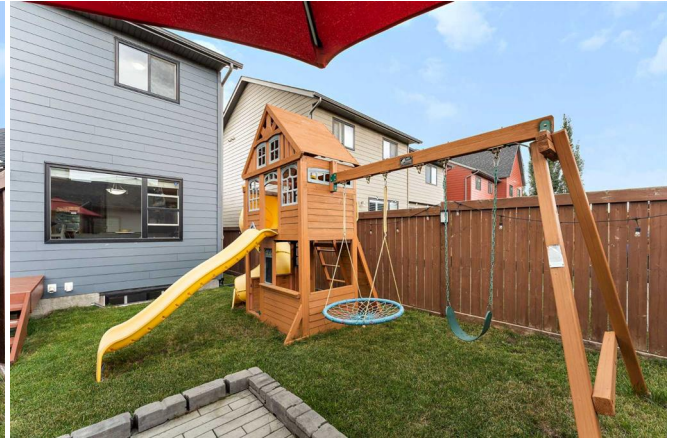
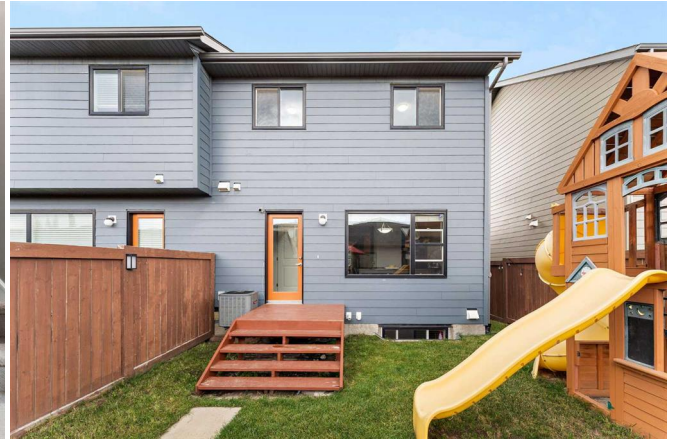
Inclusions: **Play Structure in Backyard**
 Property Listed By: **Brilliant Realty**

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





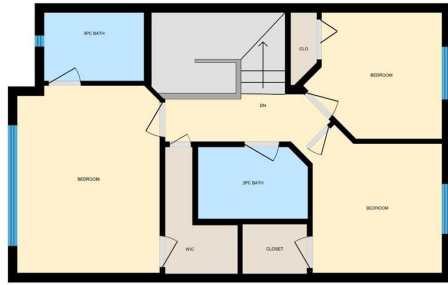






34 Walden Dr SE, Calgary, AB

2nd Floor



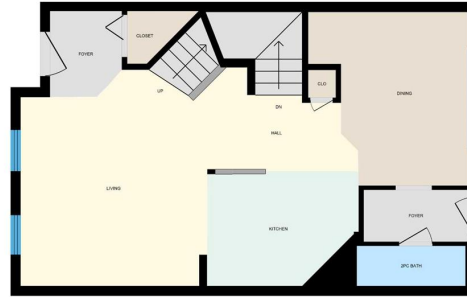
PREPARED: 2024/09/19



White regions are excluded from total floor area in QUOTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Main Floor



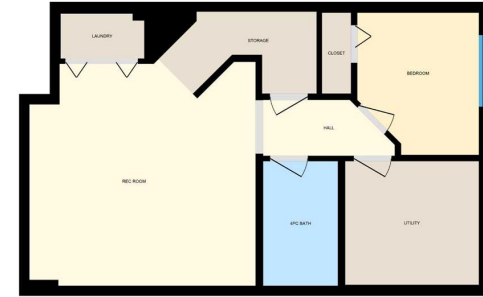
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Basement (Below Grade)



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