



THE
A-TEAM

**RE/MAX
FIRST**

363 WALDEN Drive, Calgary T2X 0Y4

MLS®#: **A2178344**

Area: **Walden**

Listing Date: **11/09/24**

List Price: **\$429,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 16-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,459**
Low Sqft:
Ttl Sqft: **1,459**

DOM

24
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane, City Lot, Few Trees, Front Yard, Low Maintenance Landscape, Street Lighting**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Laminate, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer**
Int Feat: **Breakfast Bar, Kitchen Island, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`2" x 14`5"
Dining Room	Main	8`8" x 9`2"
Kitchen With Eating Area	Main	15`6" x 7`10"
Balcony	Main	10`9" x 4`8"
Entrance	Lower	13`4" x 4`0"
3pc Ensuite bath	Upper	

Room	Level	Dimensions
Bedroom - Primary	Upper	13`2" x 12`9"
Bedroom	Upper	12`0" x 13`3"
Laundry	Upper	3`7" x 3`6"
Den	Lower	8`10" x 9`10"
2pc Bathroom	Main	
4pc Ensuite bath	Upper	

Legal/Tax/Financial

Condo Fee:
\$347

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1312375**

Remarks

Pub Rmks: **Welcome to Walden! Discover this beautifully maintained, 3-story townhome in one of SE Calgary's most vibrant communities. This exceptional home offers 2 spacious bedrooms+ den/office, 2.5 bathrooms, plus garage, and a versatile layout perfect for modern living. The first floor features a cozy den, making it an ideal home office or study space. On the second floor, enjoy a formal dining area, a large, sunlit living room with direct access to a private Balcony perfect for entertaining, and a gourmet kitchen with stainless steel appliances and abundant cabinet space. Head upstairs to the double master retreats—ideal for families or sharing with a roommate—each with its bathroom: a 3-piece ensuite for one and a 4-piece for the other. This home is in a prime location near Walden Pond and the Nature Reserve. Grocery stores, coffee shops, and restaurants are within walking distance. Enjoy the convenience of being less than 5 minutes from local parks, a two-minute walk to the nearest bus stop, and quick access to Stoney and Macleod Trails. It's a 3-minute drive to the elementary school and under 10 minutes to junior high and high schools. Book your private viewing today!**

Inclusions:
Property Listed By: **N/A**
Homecare Realty Ltd.

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











