



THE
A-TEAM

**RE/MAX
FIRST**

74 WALDEN Crescent, Calgary T2X 0S9

MLS®#: **A2180277**

Area: **Walden**

Listing Date: **11/21/24**

List Price: **\$625,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2011**

Lot Information

Lot Sz Ar: **3,143 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,478**
Low Sqft:
Ttl Sqft: **1,478**

DOM

30
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard**
Park Feat: **Alley Access,Off Street,Parking Pad**

Utilities and Features

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

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,Kitchen Island,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`1"
Foyer	Main	8`0" x 8`2"
Living Room	Main	12`4" x 15`11"
4pc Ensuite bath	Second	7`7" x 4`11"
Bedroom	Second	9`3" x 10`11"

Room	Level	Dimensions
Dining Room	Main	11`2" x 12`5"
Kitchen	Main	14`9" x 15`4"
4pc Bathroom	Second	5`3" x 10`5"
Bedroom	Second	9`5" x 10`9"
Bedroom - Primary	Second	12`4" x 13`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1113551

Remarks

Pub Rmks: **Welcome to this lovely and beautifully designed 3-bedroom, 2.5-bathroom home, built in 2011. Offered for the first time by its original owner, this property is located in the highly sought-after community of Walden. Enjoy the perfect blend of convenience and lifestyle with nearby walking paths, shopping centers, parks, and schools. For added convenience, this home is just steps away from The Gates of Walden Shops! Inside, the open-concept layout provides a welcoming atmosphere with sightlines that flow seamlessly throughout the main living areas. The living room features a cozy fireplace, creating the perfect spot to unwind and relax. The kitchen, the true heart of the home, boasts numerous upgrades, including granite countertops, stainless steel appliances, and a large pantry. Just off the kitchen, you'll find a thoughtfully designed office nook—a practical space for your paperwork or computer. The hardwood floors throughout the main level add a touch of elegance, while the spacious deck invites you to enjoy outdoor living with casual barbecues, peaceful morning coffees, and relaxation. A convenient powder room completes this level. Upstairs, you'll find 3 bright and generously sized bedrooms. The primary suite is a true retreat, featuring a large walk-in closet and a luxurious 4-piece ensuite. The two additional bedrooms also include their own walk-in closets, with a second full bathroom rounding out this level. The unfinished basement offers a blank canvas for you to design and customize according to your needs. The large parking pad at the back provides ample off-street parking and space for a future garage. This is a phenomenal move in ready home in an outstanding location. Book your showing today and see for yourself!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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







