



THE
A-TEAM

**RE/MAX
FIRST**

656 WALDEN Drive, Calgary T2X 0Z5

MLS®#: **A2183056**

Area: **Walden**

Listing Date: **12/12/24**

List Price: **\$529,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,272

Year Built:

2015

Low Sqft:

Lot Information

Ttl Sqft:

1,272

Lot Sz Ar:

2,755 sqft

Lot Shape:

DOM

9

Layout

Beds:

3 (3)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Garden,Low Maintenance Landscape,Level,Street Lighting
Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Cement Fiber Board,Wood Siding

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`10" x 12`3"
Kitchen	Main	13`3" x 10`7"
Bedroom	Second	10`2" x 10`0"
4pc Bathroom	Second	4`11" x 8`0"
3pc Ensuite bath	Second	4`11" x 7`2"
3pc Bathroom	Lower	5`9" x 7`2"
Furnace/Utility Room	Lower	6`4" x 10`6"

Room	Level	Dimensions
Dining Room	Main	15`3" x 8`5"
2pc Bathroom	Main	5`0" x 4`11"
Bedroom	Second	9`3" x 10`1"
Bedroom - Primary	Second	13`2" x 10`6"
Game Room	Lower	15`2" x 20`8"
Storage	Lower	11`9" x 8`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R-2M

1411742

Remarks

Pub Rmks: **Step into this beautifully crafted 3-bedroom, 3.5-bathroom home, perfectly located in the vibrant and family-friendly community of Walden. Designed to impress, this home greets you with soaring high ceilings that create an airy and inviting atmosphere. The chef-inspired kitchen boasts gleaming stone countertops, ideal for hosting and everyday living. The partially developed basement is a standout feature, offering endless possibilities. Completed to the drywall and paint stage with permits in place, it's ready for your vision to come to life—whether it's a cozy entertainment space, a home office, or an additional bedroom. Outside, the 2-car parking pad adds convenience, while the home's prime location puts you just moments away from top-rated schools, serene parks, and a variety of shopping and dining options. Walden's welcoming community and thoughtful amenities make this the perfect place to call home. Experience modern living blended with charm—this home is more than a property; it's a lifestyle waiting to be embraced!**

Inclusions:
Property Listed By: **N/A**
RE/MAX Landan Real Estate

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





