



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**355 WALDEN Mews, Calgary T2X 0T2**

MLS®#: **A2183997**

Area: **Walden**

Listing Date: **12/19/24**

List Price: **\$729,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2013**  
Lot Information  
Lot Sz Ar: **4,004 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,057**  
Low Sqft:  
Ttl Sqft: **2,057**

DOM

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

Access:

Lot Feat: **Cul-De-Sac**  
Park Feat: **Double Garage Attached**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony, Fire Pit**

Construction: **Veneer, Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Hardwood, Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Int Feat: **No Animal Home, No Smoking Home, Pantry**  
Utilities:

Room Information

| Room              | Level  | Dimensions    |
|-------------------|--------|---------------|
| Dining Room       | Main   | 13`0" x 10`5" |
| Living Room       | Main   | 12`5" x 18`0" |
| 2pc Bathroom      | Main   | 5`1" x 5`0"   |
| Bedroom - Primary | Second | 12`3" x 14`9" |
| 5pc Bathroom      | Second | 8`10" x 9`11" |
| Family Room       | Second | 19`1" x 13`7" |

| Room         | Level    | Dimensions      |
|--------------|----------|-----------------|
| Kitchen      | Main     | 12`8" x 14`2"   |
| Laundry      | Main     | 8`5" x 6`10"    |
| Bedroom      | Second   | 8`11" x 14`9"   |
| Bedroom      | Second   | 8`11" x 11`11"  |
| 4pc Bathroom | Second   | 8`10" x 5`9"    |
| Living Room  | Basement | 23`11" x 39`11" |

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**1113551**

Remarks

Pub Rmks:

**Dream Home in a Prime Location! Welcome to your perfect new home! Located in a serene Cul-De-Sac, this stunning property features 3 bedrooms, 2 1/2 bathrooms, and offers everything you've been searching for. Conveniently situated near three major shopping centers, all within a 10-minute drive, this home provides unmatched access to grocery stores, retail shopping, and dining options. Built in 2013, this home has been lovingly cared for by its original owner and is in like-new condition, far exceeding expectations for its age. Enjoy a private dining room and living room, perfect for hosting gatherings or relaxing in a more intimate setting. The kitchen boasts a large island ideal for meal prep, along with brand-new microwave (2024) and dishwasher (2024). A conveniently located pantry connects to the garage, making grocery storage a breeze. A main-floor washer and dryer provide quiet, efficient operation while maintaining tranquility upstairs. Upstairs, you'll find 3 bedrooms and 2 full bathrooms, along with a separated family room for movie nights, games, or simply spending quality time together. The basement offers endless possibilities, with enough space to create 2 additional bedrooms or a custom-designed living area. The space includes a recently updated hot water tank (2021) and a water softener for added convenience. Step into the backyard to find a beautiful deck and a handmade fire pit, perfect for hosting family gatherings or enjoying peaceful evenings outdoors. This home is a rare find in today's market! Contact your trusted real estate agent to schedule a showing today—you won't want to let this gem slip away!**

Inclusions:  
Property Listed By:

n/a  
**MaxWell Canyon Creek**

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









