



THE
A-TEAM

**RE/MAX
FIRST**

355 WALDEN Mews, Calgary T2X 0T2

MLS®#: **A2183997**

Area: **Walden**

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

List Price: **\$719,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 15-Jan**

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

34
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

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

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!

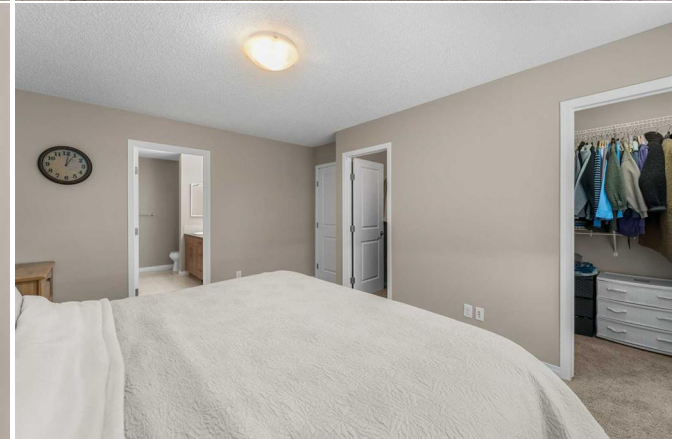
Inclusions:
Property Listed By:

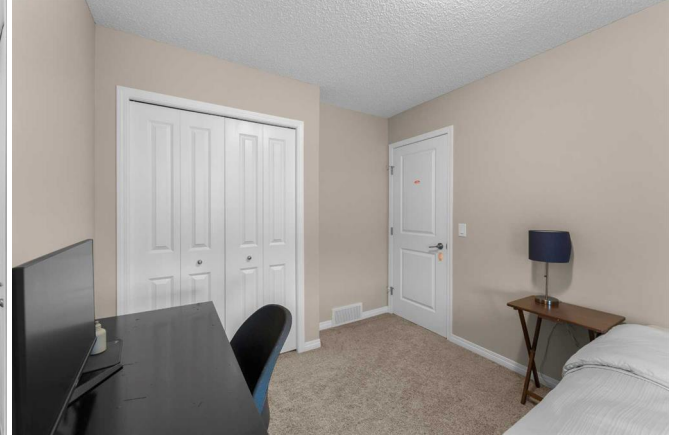
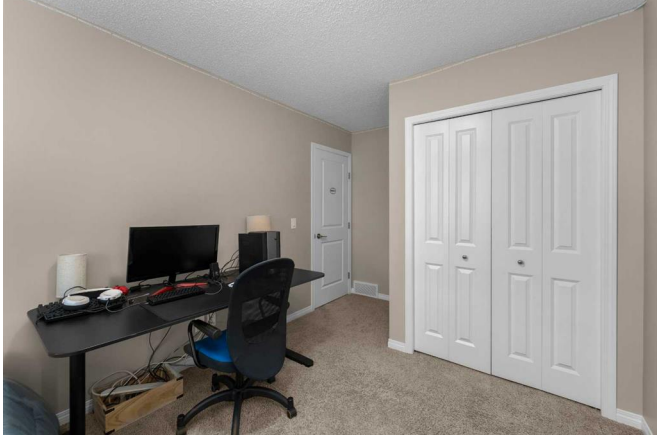
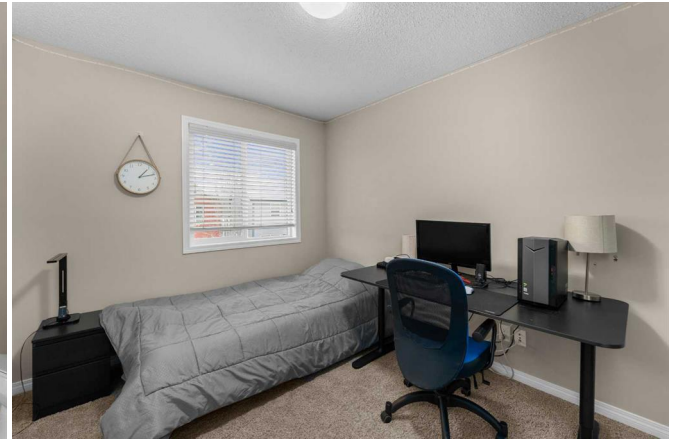
n/a
MaxWell Canyon Creek

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











355 Walden Mews SE, Calgary, AB

Main Floor Exterior Area 952.08 sq ft
Interior Area 872.82 sq ft



0 2 4 6 ft
PREPARED: 2024/12/16
White regions are excluded from total floor area in 10/0/0E floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



355 Walden Mews SE, Calgary, AB

2nd Floor Exterior Area 1105.62 sq ft
Interior Area 1021.18 sq ft

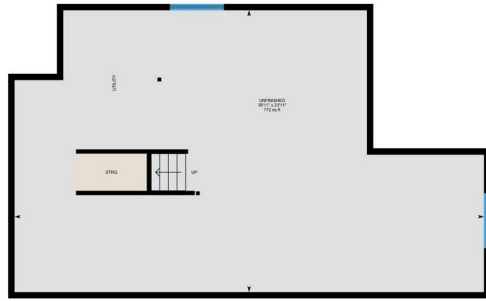


0 2 4 6 ft
PREPARED: 2024/12/16
White regions are excluded from total floor area in 10/0/0E floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



355 Walden Mews SE, Calgary, AB

Basement (Below Grade) Exterior Area 886.01 sq ft
Interior Area 808.18 sq ft



PREPARED: 2024-12-19



While regions are excluded from total floor area in GIC/DE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

