



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**156 WALCREST Boulevard, Calgary T2X 0W6**

MLS®#: **A2186807**      Area: **Walden**      Listing **01/10/25**      List Price: **\$729,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2023**      Abv Sqft: **1,798**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,444 sqft**      Ttl Sqft: **1,798**  
 Lot Shape:

DOM

**12**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Zero Lot Line**  
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 4`10"	Dining Room	Main	10`5" x 10`10"
Kitchen	Main	8`5" x 18`1"	Living Room	Main	10`11" x 12`2"
Living Room	Main	12`9" x 11`5"	4pc Bathroom	Second	8`5" x 5`11"
4pc Ensuite bath	Second	8`5" x 8`4"	Bedroom	Second	9`3" x 11`10"
Bedroom	Second	9`10" x 11`10"	Bedroom - Primary	Second	12`1" x 15`7"
Walk-In Closet	Second	6`5" x 8`5"	4pc Bathroom	Basement	4`10" x 8`2"
Bedroom	Basement	12`2" x 10`0"	Kitchen	Basement	11`4" x 10`8"

Living Room

Basement

17`3" x 16`9"

Furnace/Utility Room  
Legal/Tax/Financial

Basement

17`9" x 10`2"

Title:  
**Fee Simple**  
Legal Desc:

**2111233**

Zoning:  
**R-G**

Remarks

Pub Rmks:

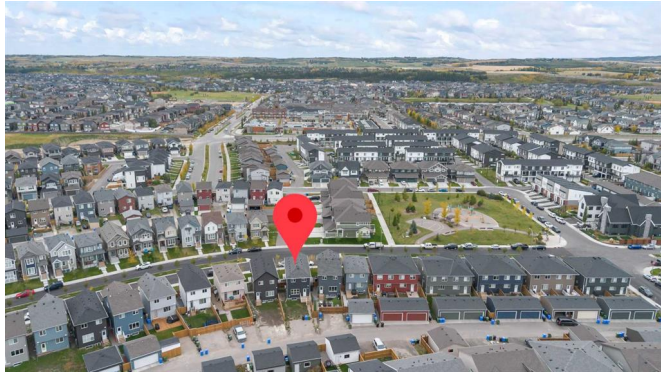
**Welcome to your future home in the desirable Walden community! Spanning 1,798 square feet, this charming property combines modern design with practical living. The main floor features a versatile flex room, perfect for a home office or play area, and a well-equipped kitchen with a pantry to meet all your culinary needs. Upstairs, you'll find three spacious bedrooms, including a luxurious master suite complete with a double sink vanity, a standing shower, and a walk-in closet. A cozy bonus room provides a perfect spot for relaxation or family activities, while the convenient laundry room adds ease to your daily routine. With big windows throughout, every room is filled with natural light, creating a warm and inviting atmosphere. Additionally, this home offers a legal one-bedroom, one-bathroom suite in the basement with separate utility meters, ideal for guests or as a potential rental income opportunity. Don't miss the chance to own this exceptional property in Walden—where comfort and convenience meet!**

Inclusions:  
Property Listed By:

**Basement appliances- Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer  
Royal LePage Solutions**

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













156 Walcrest Blvd. SE, Calgary, AB

Main Building: Total Exterior Area Above Grade 1759.86 sq ft



Main Floor  
Exterior Area 850.23 sq ft

1st Floor  
Exterior Area 552.17 sq ft

Basement (Below Grade)  
Exterior Area 357.46 sq ft

0 4 8

PREPARED: 2024/10/23

While figures are included from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

