



THE
A-TEAM

**RE/MAX
FIRST**

149 WALDEN Parade, Calgary T2X 0Z8

MLS®#: **A2189095**

Area: **Walden**

Listing Date: **01/20/25**

List Price: **\$610,000**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 06-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar: **2,873 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,265**
Low Sqft:
Ttl Sqft: **1,265**

DOM

91
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Private**
Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Awning(s),Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Washer/Dryer**
Int Feat: **Breakfast Bar,Granite Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`0" x 11`4"	Kitchen	Main	11`0" x 9`10"
Dining Room	Main	10`0" x 6`10"	2pc Bathroom	Main	6`7" x 2`9"
Bedroom - Primary	Second	11`11" x 11`3"	4pc Ensuite bath	Second	8`10" x 4`10"
Bedroom	Second	9`5" x 9`4"	Bedroom	Second	9`5" x 9`5"
4pc Bathroom	Second	9`1" x 4`11"	Family Room	Basement	17`6" x 14`8"
Laundry	Basement	7`4" x 5`8"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1412929

Zoning:
R-G

Remarks

Pub Rmks:

A great family home catering to the needs of a growing family! A warm 3 bedroom home located in the desirable community of Walden. A spacious entrance , open living room finished with hardwood flooring and large window bringing . The kitchen features n stainless steel appliances, a large breakfast bar with granite countertops, lots of cupboard space and looks over the formal dining area. The back door leads to the fully landscaped and fenced backyard with a covered deck which is great for any season and double detached garage. A perfect space to entertain in the summer months. Upstairs got 3 bedrooms including spacious master bedroom with walking closet and a 4 piece ensuite. A fully finished developed basement Great for an additional media room. Don't miss this opportunity and call for your viewing today!

Inclusions:
Property Listed By:

None
Century 21 Bravo Realty

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









