



THE
A-TEAM

**RE/MAX
FIRST**

244 WALDEN Parade, Calgary T2X 2A6

MLS®#: **A2195524**

Area: **Walden**

Listing Date: **02/26/25**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**
Lot Information
Lot Sz Ar: **3,896 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,929**
Low Sqft:
Ttl Sqft: **1,929**

DOM

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

Parking

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

Access:

Lot Feat: **Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`2" x 19`6"
Kitchen	Main	10`9" x 11`9"
Mud Room	Main	5`4" x 8`1"
Entrance	Main	12`3" x 5`5"
4pc Bathroom	Upper	6`2" x 8`0"
Bedroom	Upper	9`9" x 10`0"
Bonus Room	Upper	13`6" x 15`0"

Room	Level	Dimensions
Dining Room	Main	10`9" x 9`11"
Pantry	Main	6`4" x 3`4"
2pc Bathroom	Main	4`7" x 4`7"
Walk-In Closet	Upper	9`1" x 4`6"
Bedroom	Upper	9`10" x 10`0"
Laundry	Upper	8`9" x 5`5"
3pc Ensuite bath	Upper	9`3" x 8`5"

Bedroom - Primary
Flex Space
Family Room
Furnace/Utility Room

Upper
Basement
Basement
Basement

13`5" x 12`9"
6`1" x 12`5"
11`6" x 19`0"
6`9" x 12`6"

Bedroom
Kitchenette
3pc Bathroom

Basement
Basement
Basement

10`0" x 11`0"
10`5" x 7`8"
8`3" x 5`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1413286

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to your new home in Walden! This fully finished home offers over 2,500 sq ft of bright and inviting living space, featuring an upgraded 9' ceiling and wide entrance. The open-concept living area with a cozy fireplace seamlessly flows into a bright kitchen with a center island, spacious pantry, and charming nook area, perfect for family gatherings. Enjoy outdoor living in the fully fenced backyard, an oasis of lush green grass complemented by a generously sized deck. The second level includes a huge bonus room, a large master bedroom with an en-suite bath and walk-in closet, two additional bedrooms, a main bath, and a beautiful laundry room. The finished basement, boasts a bedroom, a spacious rec room with a built-in wet bar, and an extra bathroom. The basement appliances are included. Perfect for a growing family, this home is conveniently located close to amenities, playgrounds, public transportation, shopping, restaurants, new schools, parks, and walking paths. Enjoy the blend of modern upgrades and thoughtful design in a vibrant community of Walden. Call today for your private showing.

Inclusions:
Property Listed By:

Other Basement Appliances:
Engel & Völkers Calgary

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











