



THE
A-TEAM

**RE/MAX
FIRST**

163 WALDEN Terrace, Calgary T2X 0P5

MLS® #: **A2196214**

Area: **Walden**

Listing Date: **03/05/25**

List Price: **\$697,900**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 09-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar: **3,788 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,184**

Low Sqft:

Ttl Sqft: **2,184**

DOM

49

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard, Landscaped, Level, Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

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:

No Smoking Home, Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Laundry	Upper	6`0" x 5`4"	Bedroom - Primary	Upper	15`5" x 15`3"
Living Room	Main	15`5" x 12`7"	Kitchen	Main	13`0" x 15`0"
Dining Room	Main	9`0" x 12`5"	Bonus Room	Upper	10`10" x 18`0"
Bedroom	Upper	10`0" x 13`2"	Bedroom	Upper	10`7" x 10`9"
2pc Bathroom	Main		4pc Bathroom	Upper	

5pc Ensuite bath

Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1213535

Remarks

Pub Rmks: **"New Furnance 2023, New Hot water tank 2025. "Welcome home! This stunning property offers 2,184+ sq. ft. of stylish and functional living space in a prime location near parks, pathways, and shops. Enjoy hardwood flooring, 9-ft knockdown ceilings, and a cozy fireplace in the open-concept main level. The chef's kitchen features quartz countertops, stainless steel appliances, a trendy backsplash, and granite countertops. Upstairs, the bright primary suite boasts a 5-piece ensuite with a soaker tub, tiled shower, and walk-in closet. Two spacious bedrooms, a 4-piece bath, upstairs laundry, and a vaulted-ceiling bonus room complete the level. Relax outdoors on the large deck with a gas line, paver patio, and low-maintenance garden. The undeveloped basement offers endless possibilities with a high-efficiency furnace, hot water tank, and bathroom rough-in.**

Inclusions:
Property Listed By: **N/A
Top Producer Realty and Property Management**

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









