



THE
A-TEAM

**RE/MAX
FIRST**

75 WALDEN TERRACE Street, Calgary T2X0P4

MLS® #: **A2198306**

Area: **Walden**

Listing Date: **03/23/25**

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 07-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2010**

Lot Information
Lot Sz Ar: **2,980 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane, Landscaped, Level, Rectangular Lot**
Park Feat: **Alley Access, Off Street, On Street, Parking Pad**

Finished Floor Area
Abv Sqft: **1,176**
Low Sqft:
Ttl Sqft: **1,176**

DOM

28
Layout
Beds: **3 (2 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey, Attached-Side by Side**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Barbecue**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6'0" x 4'5"
Dining Room	Main	8'2" x 12'4"
2pc Bathroom	Main	5'0" x 4'5"
Walk-In Closet	Upper	7'0" x 5'6"
Flex Space	Upper	13'3" x 9'1"
Walk-In Closet	Basement	5'6" x 3'4"
Family Room	Basement	12'0" x 11'8"

Room	Level	Dimensions
Living Room	Main	12'7" x 13'0"
Kitchen	Main	13'0" x 8'0"
Bedroom - Primary	Upper	13'0" x 11'5"
4pc Bathroom	Upper	5'0" x 8'3"
Bedroom	Upper	10'3" x 9'5"
3pc Bathroom	Basement	7'1" x 4'10"
Laundry	Basement	6'0" x 6'3"

**Storage
Bedroom**

**Basement
Basement**

**3`7" x 3`10"
11`7" x 10`0"**

Furnace/Utility Room

Basement

5`7" x 8`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1013849

Zoning:
R-2m

Remarks

Pub Rmks: **Discover this beautiful 3-bedroom, 2.5-bathroom home in the sought-after community of Walden! Featuring a bright open-concept layout featuring 9-ft ceiling, modern kitchen with stainless steel appliances, and a spacious primary bedroom with ensuite and walk-in closet, this home is perfect for families and entertainers alike. A deck accessible from the dining area, leading to a fully landscaped yard for outdoor enjoyment. Situated in a family-friendly neighborhood, this home is in close proximity to parks, pathways, and shopping centers, offering both convenience and recreational opportunities. The community of Walden is known for its modern amenities and tranquil environment, making it an ideal place to call home. Don't miss the opportunity to own this beautiful property that combines functionality with style. Schedule a viewing today!**

Inclusions: **N/A**
Property Listed By: **Royal LePage Wildrose Real Estate -Olds**

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









