

\$719,000 - 244 Walden Parade Se, Calgary

MLS® #A2195524

\$719,000

4 Bedroom, 4.00 Bathroom, 1,930 sqft
Residential on 0.09 Acres

Walden, Calgary, Alberta

OPEN HOUSE on March 23, from 1:00 pm to 3:00 pm. Discover over 2,500 sq ft of bright and inviting living space in this fully finished home, featuring an upgraded 9' ceiling and a wide entrance. The open-concept living area, complete 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/summer kitchen, and an extra bathroom. 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 the vibrant community of Walden. Nestled off Macleod Trail, the community of Walden offers seamless access to downtown Calgary, Okotoks, and other destinations. Its close proximity to major routes ensures convenient commuting within Calgary. The neighborhood features numerous public and Catholic schooling options in nearby areas like Chaparral and Legacy. Recreational opportunities abound in Walden, with Fish



Creek Provincial Park just a short drive away, providing options for kayaking, running, trail walking, and cycling. Golf enthusiasts have several courses to choose from, including Heritage Pointe Golf Course, Sirocco Golf Club, and Blue Devil Golf Course. Additionally, Walden boasts a high quality of life, attracting a diverse population of young professionals, families, and retirees, making it a well-rounded and fulfilling place to call home. Call today for your private showing!

Built in 2015

Essential Information

MLS® #	A2195524
Price	\$719,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,930
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	244 Walden Parade Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2A6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated

of Garages 2

Interior

Interior Features High Ceilings, Kitchen Island, Walk-In Closet(s)
Appliances Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Landscaped, Rectangular Lot
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed February 26th, 2025
Days on Market 40
Zoning R-G

Listing Details

Listing Office Engel & Völkers Calgary

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.