

# \$590,000 - 173 Walden Parade Se, Calgary

MLS® #A2242378

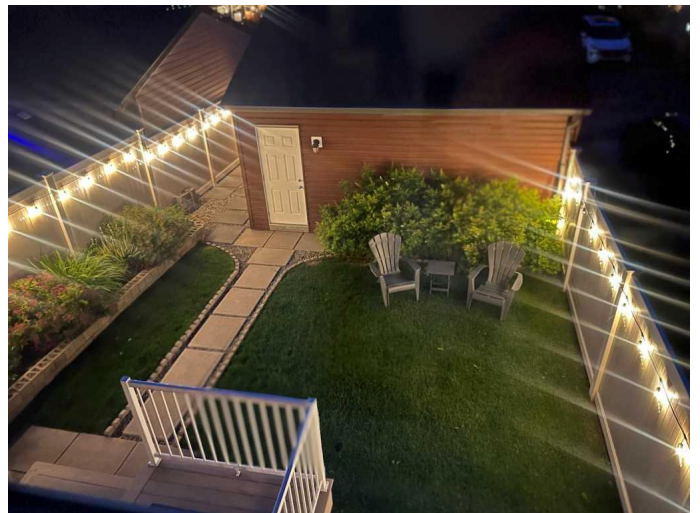
**\$590,000**

3 Bedroom, 3.00 Bathroom, 1,437 sqft

Residential on 0.07 Acres

Walden, Calgary, Alberta

Proudly presenting this beautifully maintained three-bedroom, two and a half bath family home in the vibrant and welcoming community of Walden, nestled on a street filled with young families and professionals. From the moment you step inside, you'll feel the pride of ownership and enjoy the comfort of numerous upgrades, including central air conditioning. The bright, open-concept layout showcases stunning hardwood flooring and upgraded lighting throughout the main floor. A spacious living room with an abundance of natural light and a cozy gas fireplace creates the perfect space to unwind or entertain, while the adjacent dining area is ideal for family meals and gatherings. The stylish kitchen is a modern chef's dream, featuring granite countertops, stainless steel appliances, full-height cabinetry, a large pantry, and a breakfast bar for casual dining. Upstairs, the serene primary suite offers a peaceful retreat with a four-piece ensuite and walk-in closet, while two additional bedrooms provide flexible space for children, guests, or a home office. The upper level also includes a convenient laundry area and a well-appointed main bathroom. Outside, enjoy your private, low-maintenance oasis with a composite deck, beautifully landscaped yard featuring solar lighting, perennial-filled planters and your double garage. The front yard is equipped with a sprinkler system. Located just steps from Walden's parks, playgrounds, walking paths, schools, and vibrant shopping and



dining options, this home offers the perfect blend of lifestyle, comfort, and convenience with quick access to both Stoney Trail and Macleod Trail for an effortless commute.

Built in 2015

**Essential Information**

MLS® #	A2242378
Price	\$590,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,437
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	173 Walden Parade Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X0Z8

**Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 23rd, 2025
Days on Market	6
Zoning	R-G

## Listing Details

Listing Office	CIR Realty
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