

# \$625,000 - 173 Walden Parade Se, Calgary

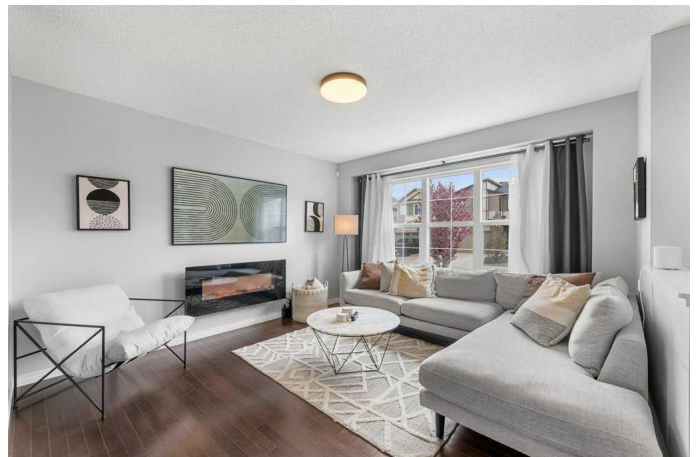
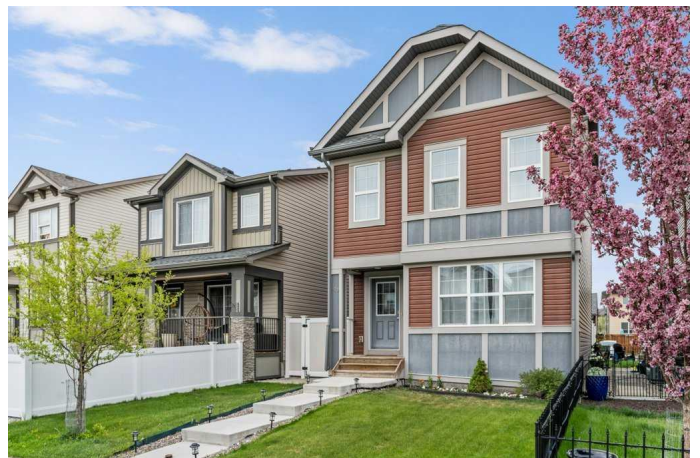
MLS® #A2223586

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,437 sqft  
Residential on 0.07 Acres

Walden, Calgary, Alberta

Immaculate 2 Storey in Prime Walden Location â€” Loaded with Upgrades! Pride of ownership shines throughout this beautifully maintained 2-storey home, ideally located in the desirable community of Walden. Thoughtfully upgraded inside and out, this home offers a comfortable and stylish lifestyle with everything you need right at your doorstep. The main floor welcomes you with rich hardwood flooring, updated lighting, and a spacious front entry that opens into a bright living room featuring large windows and an electric fireplace. The open layout flows effortlessly into the dining area â€” perfect for family gatherings â€” and a well-designed kitchen complete with quartz countertops, stainless steel appliances, a breakfast bar, and a large pantry. Upstairs, the primary suite offers a relaxing retreat with a 4-piece ensuite and a walk-in closet. Two additional bedrooms, a full main bathroom, and convenient upper-floor laundry complete the second level. The basement is undeveloped and ready for your personal touch. Recent upgrades include central air conditioning, updated main floor lighting, newer dishwasher, and a newer hot water tank. Step outside to enjoy the beautifully landscaped backyard with a spacious deck â€” perfect for relaxing or entertaining. Front yard sprinklers and a double detached garage complete this exceptional property. Located just minutes from schools, shopping, parks, and major roadways, this home offers incredible value



and lifestyle in a family-friendly community.

Built in 2015

### **Essential Information**

MLS® #	A2223586
Price	\$625,000
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	May 22nd, 2025
Days on Market	26
Zoning	R-G

## Listing Details

Listing Office	CIR Realty
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