

# \$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

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, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Range  
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 15  
Zoning R-G

### **Listing Details**

Listing Office Engel & Völkers Calgary

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