

\$550,000 - 354 Walden Drive Se, Calgary

MLS® #A2112575

\$550,000

3 Bedroom, 3.00 Bathroom, 1,348 sqft

Residential on 0.07 Acres

Walden, Calgary, Alberta

WELCOME TO THIS BEAUTIFUL

Semi-Detached FORMER SHOW HOME

3-Bed, 2.5-Bath with LVP Floors in the Community of Walden! Walk into this fully updated modern attached home that comes with tons of great upgrades including stainless-steel appliances. THIS IS THE ONE you have been waiting for!! This side-by-side 2-story home is smack in the middle of the family-friendly and sought-after community of Walden. As you come up to the house you meet a spacious front porch to the right - for those days of just hanging outside and enjoying the crisp Calgary air. Walking into the home you are greeted to the right by well well-positioned family room. Across that is the kitchen with a large island, and quartz countertops. Upstairs you find the primary bedroom to the right as you come up the stairs, with a 3pce ensuite bathroom and walk-in closet. Two other rooms share another 4-piece bathroom . In the basement is the laundry room where you have ample space to do your laundry in quitness .The basement is unspoiled with about 693 sqft of space awaiting a customized finish for you.

Accessibility to all the hubs in the area is incredible. You can not afford to miss this one! The kitchen has quartz countertops, stainless steel appliances, and a spacious kitchen island with a nice view of the backyard. The back door opens onto a beautiful back deck that is perfect for entertaining with the added bonus of a fully paved back alley. The private,



partially fenced-in, and open backyard makes this home a great choice for any dog lovers out there. Along with all of that, the home is situated in the fantastic community of Walden with the nearby Walden Ponds, Legacy Ponds, All Saints High School, playgrounds, and parks all within walking distance! Jumping in the car: Downtown 30 min (22KM), the Airport 40 min (43KM) and Banff is 1 hour 30 min (148KM). You are within walking distance to banks, restaurants, shops, and an easy getaway to McLeod trail. This one will not last long.

Built in 2012

Essential Information

MLS® #	A2112575
Price	\$550,000
Sold Price	\$530,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,348
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	354 Walden Drive Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X0T1

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Playground, Private Yard
Lot Description	Back Lane, Landscaped
Roof	Asphalt
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	March 25th, 2024
Days on Market	19
Zoning	R-2M
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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