

\$574,900 - 197 Walden Parade Se, Calgary

MLS® #A2150284

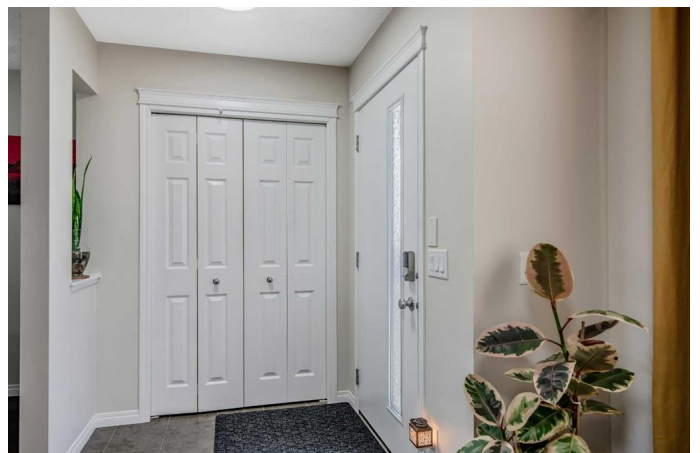
\$574,900

3 Bedroom, 3.00 Bathroom, 1,261 sqft

Residential on 0.07 Acres

Walden, Calgary, Alberta

PRICE REDUCED!! Welcome to 197 Walden Parade SE in Calgary! This delightful, detached home, built in 2015, resides in the vibrant and family-oriented Walden community. This contemporary residence seamlessly blends comfort and elegance. The open-concept design features a spacious living area, perfect for entertaining, and a well-appointed kitchen with stainless steel appliances and ample counter space. Notably, all lighting fixtures have been upgraded to bright LED bulbs, enhancing every room with cheery illumination. With three bedrooms and two-and-a-half baths, this home provides ample space for your family. The main living area is bright, boasting gleaming hardwood flooring and quartz kitchen countertops. Upstairs, you'll find a spacious master bedroom with a 4-piece ensuite, along with two additional bedrooms and another 4-piece bath. You'll appreciate the double garage and the beautifully landscaped, fenced backyard, complete with a garden and deck—an ideal setting for outdoor relaxation and activities. Additionally, the unfinished basement presents exciting customization possibilities to tailor the space to your preferences. Walden itself is a fantastic community, offering parks, playgrounds, and scenic pathways—perfect for family outings. Plus, you're just a short 6-minute drive from a golf



course, adding a leisurely touch to your lifestyle. With schools, shopping options, and convenient public transit nearby, this home is an excellent choice for both families and professionals.Â Donâ€™t miss out on the opportunity to call this address your new home!

Built in 2015

Essential Information

MLS® #	A2150284
Price	\$574,900
Sold Price	\$570,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,261
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	197 Walden Parade Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2A6

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	August 16th, 2024
Days on Market	29
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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