

\$555,000 - 34 Walden Drive Se, Calgary

MLS® #A2170478

\$555,000

4 Bedroom, 4.00 Bathroom, 1,281 sqft

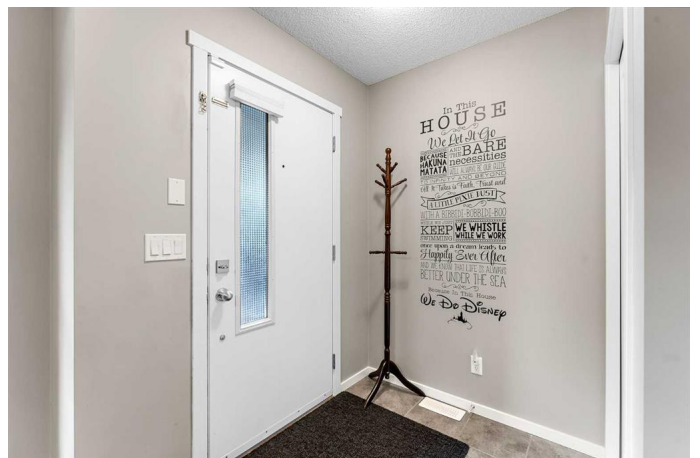
Residential on 0.06 Acres

Walden, Calgary, Alberta

Welcome to your ideal residence nestled in the vibrant, family-oriented community of Walden SE, Calgary. This striking south-facing semi-detached home offers over 1,870 square feet of meticulously developed living space, thoughtfully designed to blend modern comfort with timeless elegance. Boasting four generously proportioned bedrooms, 3.5 luxurious bathrooms, and a fully finished basement, this home is the epitome of sophistication and functionality, offering ample room for additional living or recreational purposes.

Upon entering, you are greeted by a beautifully maintained interior, enhanced by central air conditioning that ensures year-round comfort. The open-concept main floor is an entertainer's dream, seamlessly transitioning from a cozy, inviting living room to a modern, state-of-the-art kitchen, adorned with sleek granite countertops. This culinary haven is perfect for both casual family meals and formal gatherings, embodying both style and practicality.

The exterior of the home is equally captivating, starting with the south-facing front porch that welcomes you to relax in a serene outdoor setting. This sun-drenched space is an ideal retreat, offering the perfect vantage point to enjoy the peaceful charm of the surrounding neighborhood, whether you're savoring your morning coffee or unwinding after a long



day with a glass of wine. The finished basement offers an opportunity for home buyers to convert it into a legal suite subject to permitting by the City of Calgary.

Beyond the inviting front porch lies a spacious backyard, perfect for hosting family barbecues or creating your own private garden oasis. A double detached garage offers not only ample parking but also valuable storage space. The home’s prime location ensures you’re never far from the essentials: Shoppers Drug Mart, Save-On-Foods, RBC, CIBC, Esso, Subway, and Starbucks, along with top-tier healthcare services including nearby dentists and optometrists, all just a short stroll or drive away.

Families will appreciate the proximity to well-regarded schools and an abundance of shopping options, while nature lovers will revel in the home’s close proximity to Fish Creek Provincial Park, one of Calgary’s most cherished natural spaces. For those who commute, the easy access to major routes such as Stoney Trail and Deerfoot Trail makes travel throughout the city both efficient and convenient.

In every aspect, this home represents a harmonious balance of tranquility and convenience, making it an extraordinary choice for families seeking not just a house, but a place to truly call home.

Built in 2011

Essential Information

MLS® #	A2170478
Price	\$555,000
Sold Price	\$544,500
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,281
Acres	0.06
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Sold

Community Information

Address	34 Walden Drive Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0S6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Smart Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Garden, Interior Lot, Lawn, Landscaped, Level, No Neighbours Behind, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle

Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2024
Date Sold	December 4th, 2024
Days on Market	61
Zoning	R-2M
HOA Fees	0.00

Listing Details

Listing Office	Brilliant Realty
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