

# \$615,000 - 173 Walden Parade Se, Calgary

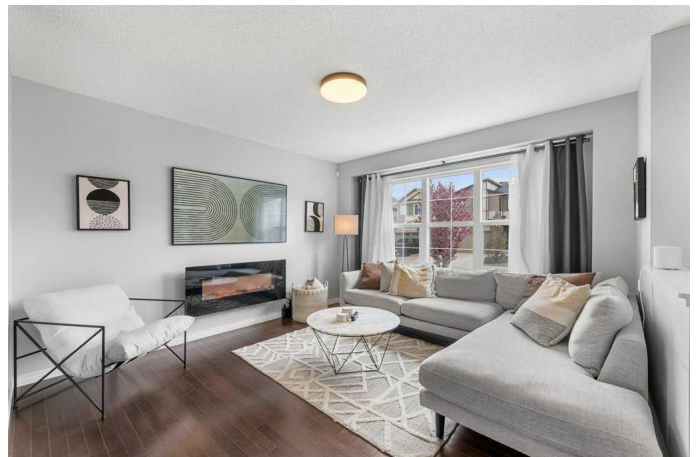
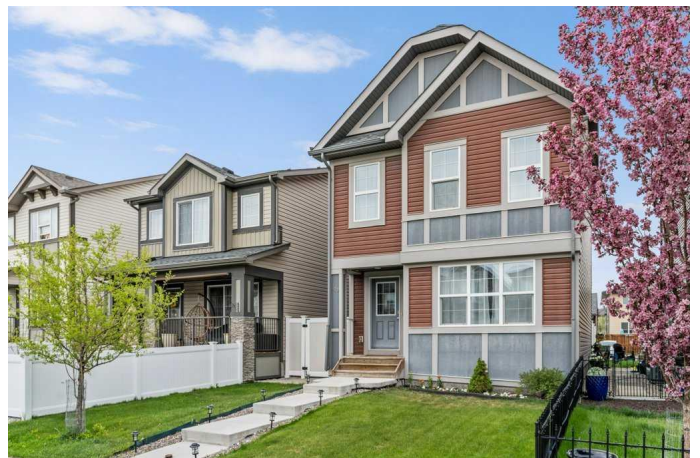
MLS® #A2223586

**\$615,000**

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

Walden, Calgary, Alberta

Immaculate 2 Storey in Prime Walden Location – 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 – perfect for family gatherings – 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 Hardy Board deck & stone planters – 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          | \$615,000   |
| 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        | Garage Door Opener, Alley Access, Double Garage Detached |
| # 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, Landscaped, Lawn, Rectangular Lot, Fruit Trees/Shrub(s), Zero Lot Line |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Mixed   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 27             |
| Zoning         | R-G            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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