

# \$678,000 - 31 Walden Parade Se, Calgary

MLS® #A2210268

**\$678,000**

3 Bedroom, 4.00 Bathroom, 1,961 sqft  
Residential on 0.06 Acres

Walden, Calgary, Alberta

Open house: 1-3pm Friday April 18 2025.  
Welcome to elevated living in this stunning 3-bedroom, 3.5-bath home with almost 2,000 sq ft across three bright, spacious levels—plus an undeveloped basement ready for your vision.

Designed for modern comfort and flexibility, this home features central A/C, dedicated work and relaxation spaces, and an open-concept main floor with a gourmet kitchen, upgraded appliances, stone countertops, and a stylish island.

Upstairs, the primary suite offers a walk-in closet and 4-piece ensuite, while two more bedrooms, a full bath, and second-floor laundry add everyday convenience. The third floor includes two bonus rooms and another full bath—perfect for an office, media room, or guest suite.

Outside, enjoy the sunny south-facing patio, double garage, and charming veranda overlooking a nearby playground.

Located close to parks, schools, walking paths, and the vibrant Township Shopping District, this is more than a house—it's a place to thrive. Book your private showing today!

Built in 2014



## Essential Information

MLS® #	A2210268
Price	\$678,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,961
Acres	0.06
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

## Community Information

Address	31 Walden Parade Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0Z5

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	Lighting
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 10th, 2025
Days on Market	6
Zoning	R-G
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Homecare Realty Ltd.
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