



GRASSROOTS
REALTY GROUP

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33 Walcrest Lane SE
Calgary, Alberta

MLS # A2257233



\$570,000

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,651 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Walk-In Closet(s)		

Inclusions: n/a

Welcome to your future home in the heart of Walden, where comfort and community come together. Backing onto a green space with a playground, this east-facing duplex offers the perfect blend of privacy and connection to nature. Inside, you'll find 3 spacious bedrooms and 2.5 bathrooms, thoughtfully designed for families or anyone looking for extra room to grow. The open-concept main floor is perfect for entertaining, with large windows that flood the space with natural light and a kitchen featuring bright white cabinets that make the room feel fresh and airy. Elegant finishes such as quartz countertops and 9-foot ceilings add a modern, upscale touch, while the convenience of second-floor laundry enhances everyday living. A separate side entrance creates exciting potential for a guest suite, home office, or additional living space. With a double attached garage and a welcoming deck, this home is designed for both function and enjoyment. Nestled in a vibrant, nature-focused community, you'll enjoy easy access to schools, shopping, and major roadways—making this a rare opportunity to own a home that truly balances location, lifestyle, and long-term value.