

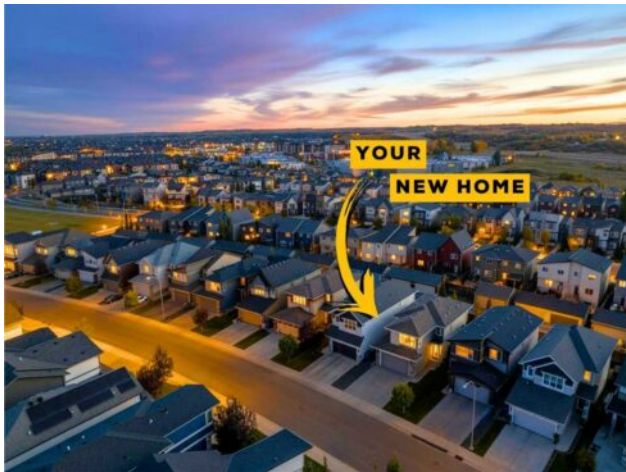


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

111 Walden Heights SE
Calgary, Alberta

MLS # A2261529



\$650,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,838 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: NA

Welcome to this air-conditioned, move-in ready home just steps from the park, green space, and shopping. Located on a quiet street, this property offers over 1,800 square feet of functional living space with upgrades throughout. The main floor features 9-foot ceilings, hardwood floors, and a spacious open-concept layout. The kitchen is built for both function and style, featuring sleek white cabinetry, a massive central island, quartz countertops, and an abundance of storage. A convenient walk-through pantry connects directly to the mudroom and garage, making grocery hauls effortless. The dining area opens onto a sunny south-facing deck and a private backyard—perfect for summer gatherings—while the bright and airy living room, anchored by oversized windows and a gas fireplace, offers a warm and welcoming space to relax or entertain. Upstairs, the primary bedroom easily fits a king-sized bed with room to spare, and includes a walk-in closet and a full ensuite with an oversized shower. Laundry is conveniently located just outside the primary suite. Two generously sized kids' bedrooms share a full bathroom down the hall. The showstopper? A massive bonus room over the garage with oversized windows that flood the space with natural light—perfect for a playroom or media space. The basement is untouched and ready for your future development. You'll love the easy access to top-rated schools, scenic walking and biking trails, and a full range of amenities—from grocery stores and fitness centers to coffee shops, restaurants, and the vibrant Gates of Walden shopping district—all just minutes from your front door. Freshly painted, professionally cleaned, and ready for you to make it your new home.

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