



**GRASSROOTS**  
REALTY GROUP

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**237 Walden Parade SE**  
**Calgary, Alberta**

**MLS # A2263054**



**\$627,500**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,528 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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\*\*\*Open House Saturday and Sunday - October 11 and 12, 2025 - 2:00 pm to 4:00 pm\*\*\*. This 4-bedroom home in Walden has been beautifully kept and recently updated from top to bottom. Step inside to an open main floor with brand new luxury vinyl plank flooring and fresh paint throughout, giving the whole home a bright, modern feel. The kitchen offers quartz countertops, stainless steel appliances with a gas range, a large centre island, and plenty of cabinets. You’ll also find main floor laundry and a convenient half bath. Upstairs, the primary bedroom features a walk-in closet and ensuite, while two more bedrooms and a full bath complete the level. The fully finished basement adds even more space with a rec room, a large 4th bedroom, another bathroom, and extra storage. Outside, enjoy BBQs on the back deck with its glass railing. With new carpet, updated flooring, and fresh paint, this home is truly move-in ready. All of this on a quiet street, and just 3 minutes from Township Shopping Centre &mdash; with groceries, shops, dining, and more right at your fingertips.