



**GRASSROOTS**  
REALTY GROUP

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

**357 Walden Parade SE**  
**Calgary, Alberta**

**MLS # A2263713**



**\$524,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,238 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome Home! This stunning semi-detached built by Homes by Avi is in the heart of the family-oriented community of Walden. This modern family home combines style, comfort, and convenience. As you enter, beautiful hardwood floors will lead you into an open concept living space, flooded with natural light. The kitchen offers plenty of cupboard and counter space, stainless steel appliances, and a center island. The powder room is tucked away by the back door, which provides access to the deck (BBQ gas line) and sunny west-facing backyard. Upstairs, you'll find a primary bedroom with enough space for a king bedroom set, a 3-piece ensuite, and a walk-in closet. There are also two additional generously sized bedrooms, another full washroom, and a linen closet on this level. Downstairs is unspoiled and awaiting your personal touch. The washroom is already roughed in, laundry and utilities are in a well-thought-out spot, making future development easier. All of this on a great street, with easy access to major roadways and only minutes from both the gates of Walden and the Township shopping complexes. Playgrounds and parks are also within walking distance. Give your favorite realtor a call to book a private viewing, and be sure to check out the 3D tour anytime! It's a lifestyle and move you'll be glad you made!