



GRASSROOTS
REALTY GROUP

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

135 Walcrest Way SE
Calgary, Alberta

MLS # A2271335



\$619,999

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,593 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	NONE		

?Watch the kids run across to the park while you sip your coffee from the living room – this corner semi-detached in Walden puts you right where life happens, with a playground out front and a day care just across the street. Built in 2020, this 3-bed, 2.5-bath home offers 1,592 sq ft of bright, open living space plus an unfinished basement ready for your ideas. The main floor features a welcoming foyer, a spacious living room, and an open-concept kitchen with quartz counters, stainless steel appliances, a large island, a pantry, and recessed lighting – all flowing into a sunny dining area overlooking the backyard. Upstairs is designed for real life: a generous primary suite with a walk-in closet and 3-pc ensuite, two additional bedrooms, a full 4-pc bath, a bonus/family room, and a convenient upper laundry. Corner lot windows bring in extra natural light throughout. Outside, you’ll appreciate the fenced backyard, a deck for BBQ season, and a double-attached garage with parking for two more on the driveway. The corner lot also gives you more breathing room and street parking for guests. All of this in sought-after Walden – with parks, playgrounds, walking/bike paths, schools, transit, and shopping nearby, plus quick access to Stoney Trail and Macleod Trail for an easy commute. If you’ve been waiting for a move-in-ready home in a walkable, family-friendly community with green space at your doorstep, 135 Walcrest Way SE needs to be at the top of your list.