



**GRASSROOTS**  
REALTY GROUP

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

**9 Walcrest Gate SE**  
**Calgary, Alberta**

**MLS # A2280595**



**\$535,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,550 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, On Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Central, High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Proudly built by renowned builder Cardel Homes, this Indigo 1 model is an original-owner gem in the vibrant SE Calgary community of Walden. Enjoy the freedom of no condo fees and the advantage of one of the largest lots in the area, complete with a desirable west-facing backyard perfect for afternoon sun, evening barbecues, and year-round outdoor enjoyment. Spanning 1,550 sq. ft. above grade, this bright and open-concept home features 3 spacious bedrooms, 2.5 bathrooms plus the flexibility of a full unfinished basement ready for your personal touch—ideal for future development, extra storage, or a growing family. Flooded with plenty of windows and abundant natural light throughout, the home feels airy and inviting from the moment you step inside. Premium finishes elevate every space, including luxury vinyl plank flooring on the main level and in all bathrooms for easy maintenance and a modern feel. The impressive kitchen is a true highlight, boasting loads of cupboards and countertop space, sleek quartz countertops, and a complete Whirlpool stainless steel appliance package. Thoughtful details continue with stylish stair railing, low-maintenance Hardiboard siding on the exterior, professional front yard landscaping that set this home apart. The primary bedroom comes complete with a spacious 5-piece ensuite bathroom and a generous walk-in closet—perfect for unwinding and staying organized. Located in family-friendly community —known for its tranquil parks, pathways, natural wetlands, and proximity to shopping, amenities, and Fish Creek Provincial Park—this property offers the perfect blend of peaceful suburban living with convenient access to everything Calgary has to offer. Don't miss this rare opportunity to own a well-maintained, move-in-ready home, in one of Calgary's most desirable

communities. Schedule your private viewing today!