



**369 Walden Parade SE
Calgary, Alberta**

MLS # A2288126



\$529,900

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,271 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Paved		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: None

*** OPEN HOUSE Saturday & Sunday (1:00 to 4:00) *** Bright, functional, and MOVE-IN READY, this beautifully maintained Walden semi-detached home offers the freedom of NO CONDO FEES and a layout designed for everyday living. The open-concept main floor is filled with natural light from those large windows. HARDWOOD flooring throughout the living, dining, and kitchen areas creates a seamless and welcoming space for both relaxing and entertaining. The kitchen is both stylish and practical, showcasing GRANITE countertops, generous cabinetry, ample prep space, and a central ISLAND that brings everything together. A discreet powder room adds convenience on the main level. Rear access leads to the WEST-FACING backyard, complete with a GAS LINE for your BBQ — perfect for summer evenings, afternoon sun, and easy outdoor gatherings. There is also a gravel parking pad for 2 cars. Upstairs, the spacious primary bedroom offers a private retreat with its own ENSUITE bathroom featuring tiled floors and a large glass-door shower. A separate WALK-IN CLOSET provides excellent storage. Two additional well-sized bedrooms and a full bathroom offer flexibility for family, guests, or a home office. The basement presents excellent future potential, with a smart layout and BATHROOM ROUGH-IN already in place. Located in a vibrant, family-friendly community close to parks, pathways, playgrounds, shopping, restaurants, and major routes, this home delivers the perfect balance of suburban comfort and city convenience. Designed for real life, this NO CONDO FEES, semi-detached home in Walden stands out for all the right reasons. Book your showing today! OPEN HOUSE Saturday & Sunday (1:00 to 4:00).