



**53 Walcrest Gate SE  
Calgary, Alberta**

**MLS # A2300472**



**\$450,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,337 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** Curtain Rods only no sheers/curtains

Beautifully maintained and thoughtfully laid out, this charming 2 BED/2.5 Home in Walden offers comfortable living with just the right amount of style. From the moment you walk in, you're welcomed by a bright front family room that feels warm and inviting, and flows seamlessly into the heart of the home. The kitchen is both modern and functional, featuring quartz countertops and a sleek, flat island that's perfect for everyday living, whether you're preparing meals or gathering with family and friends. Toward the back, the dining area is filled with natural light from larger windows and overlooks your private backyard. A tucked away two piece bathroom adds convenience without taking away from the flow of the main floor. Step outside and you'll find a great setup with a deck for relaxing, a good sized yard and a detached double garage. Added comfort comes with central air conditioning, keeping the home cool through the warmer months. Upstairs, both bedrooms are thoughtfully designed with their own walk in closets and private ensuites, offering a level of comfort and privacy that's hard to find. Laundry is also conveniently located on this level. The unfinished basement provides the opportunity to create additional space that suits your needs. All of this in the community of Walden, close to shopping, groceries, restaurants and schools, making everyday living simple and convenient.