



**163 Walden Terrace SE
Calgary, Alberta**

MLS # A2196214



\$709,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,185 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

"Open HouseHouse 03/08/2025 12:00 PM-2:00PM" Welcome home! This stunning property offers 2,184+ sq. ft. of stylish and functional living space in a prime location near parks, pathways, and shops. Enjoy hardwood flooring, 9-ft knockdown ceilings, and a cozy fireplace in the open-concept main level. The chef's kitchen features quartz countertops, stainless steel appliances, a trendy backsplash, and granite countertops. Upstairs, the bright primary suite boasts a 5-piece ensuite with a soaker tub, tiled shower, and walk-in closet. Two spacious bedrooms, a 4-piece bath, upstairs laundry, and a vaulted-ceiling bonus room complete the level. Relax outdoors on the large deck with a gas line, paver patio, and low-maintenance garden. The undeveloped basement offers endless possibilities with a high-efficiency furnace, hot water tank, and bathroom rough-in.