



**GRASSROOTS**  
REALTY GROUP

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**72 Walden Parade SE**  
**Calgary, Alberta**

**MLS # A2208924**



**\$690,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,926 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Located in the vibrant, family-friendly community of Walden, this well-maintained 2-storey home offers 1,926 sq. ft. of functional living space, a private SW-facing backyard with no neighbours behind, and an open-concept layout perfect for modern living. From the moment you enter the open foyer, you'll notice the 9-ft ceilings, rich hardwood flooring, central A/C, and large, bright windows that fill the main floor with natural light. The spacious living room flows effortlessly into the updated kitchen, which features granite countertops, stainless steel appliances, a pantry, and a central island—ideal for family meals or entertaining. The dining area opens to a sunny SW-facing deck and private backyard, while a 2-piece powder room, office nook, and mudroom with access to the double attached garage complete the main floor. Upstairs, a large bonus room offers the perfect space for a family hangout or media area. The primary bedroom is a true retreat, complete with a walk-in closet and luxurious 5-piece ensuite featuring double vanities, a soaker tub, and a separate shower. Two additional spacious bedrooms, a 4-piece bathroom, and an upper-floor laundry room round out the second level. The unfinished basement is ready for your personal touch and future development. Enjoy the peaceful surroundings and unbeatable location just a short walk to a nearby playground, with Fish Creek Park and Blue Devil Golf Course only minutes away. You'll also love being close to Township Shopping Centre, multiple schools (K–9), and easy access to Stoney Trail and Macleod Trail. Don't miss your chance to own this fantastic home in a well-connected, amenity-rich community—book your showing today!