



31 Walden Parade SE
Calgary, Alberta

MLS # A2210268



\$678,000

Division:	Walden		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	1,961 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

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

Inclusions: n/a

Open house: 1-3pm Friday April 18 2025. Welcome to elevated living in this stunning 3-bedroom, 3.5-bath home with almost 2,000 sq ft across three bright, spacious levels—plus an undeveloped basement ready for your vision. Designed for modern comfort and flexibility, this home features central A/C, dedicated work and relaxation spaces, and an open-concept main floor with a gourmet kitchen, upgraded appliances, stone countertops, and a stylish island. Upstairs, the primary suite offers a walk-in closet and 4-piece ensuite, while two more bedrooms, a full bath, and second-floor laundry add everyday convenience. The third floor includes two bonus rooms and another full bath—perfect for an office, media room, or guest suite. Outside, enjoy the sunny south-facing patio, double garage, and charming veranda overlooking a nearby playground. Located close to parks, schools, walking paths, and the vibrant Township Shopping District, this is more than a house—it's a place to thrive. Book your private showing today!