

# \$709,000 - 72 Walden Parade Se, Calgary

MLS® #A2208924

**\$709,000**

3 Bedroom, 3.00 Bathroom, 1,926 sqft  
Residential on 0.07 Acres

Walden, Calgary, Alberta

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 (Kâ€“9), and easy access to Stoney Trail and Macleod Trail. Donâ€™t miss your chance to own this fantastic home in a well-connected, amenity-rich communityâ€”book your showing today!

Built in 2014

### Essential Information

MLS® #	A2208924
Price	\$709,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,926
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	72 Walden Parade Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X0Z6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other, Private Yard
Lot Description	No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 4th, 2025
Days on Market	2
Zoning	R-G

## Listing Details

Listing Office	2% Realty
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