

# \$759,900 - 165 Walden Park Se, Calgary

MLS® #A2194363

**\$759,900**

3 Bedroom, 3.00 Bathroom, 2,172 sqft  
Residential on 0.10 Acres

Walden, Calgary, Alberta

\*IMMACULATLEY MAINTAINED and NICELY UPDATED THROUGH OUT on a quiet street\* You are warmly welcomed to discover 165 Walden Park SE, located in the highly sought after area of deeper Walden within walking distance to green spaces, future schools, and community areas. A beautiful gem boasting sleek upgrades and an abundance of space suitable for all lifestyles. Immediately upon entering you appreciate the amount of beautiful and natural daylight that enters this lovely home with additional windows throughout. Walking in, you seamlessly pass the spacious den featuring a beautiful built-in desk, that opens up to almost 9FT ceilings to maximize your surroundings. A gorgeous kitchen awaits your gourmet chef skills with sleek black stainless steel Samsung premium appliances featuring a new oven range in 2024 and new microwave in 2023 along side the Maytag refrigerator and dishwasher, complimented with full tile backsplash, stylish black faucet, undermount sink, ample cabinetry with soft close drawers, large walk-through pantry, and rich quartz counter tops to complete the area. Adjacent to the kitchen, you will discover a large, designated dining area with oversized sliding doors that open to your sizeable 2 tiered deck - one for grilling and the other one for entertaining. All of this overlooks your stunning living room with a beautiful updated cozy gas fireplace framed in between two feature windows. The upper floor boasts three sizeable bedrooms with the



spacious Primary Suite offering a lovely ensuite boasting dual vanities, an immense soaker tub, an over sized stand-alone shower with built-in bench, a water closet, and a generous walk-in closet. A large separate 2nd-floor laundry room for ease of convenience boasts a bright window and upgraded Whirlpool Washer and Dryer in 2022. Enjoy the expansive bonus room featuring big beautiful windows that invite a ton of natural daylight in, perfect for relaxing and reading a good book or wonderful for movie night. The lower level, with roughed-in plumbing, clean as a whistle, awaits your fantastic design ideas also includes a water softener / filtration system, HRV air exchanger, power outlets installed through out and central vac. You can have peace of mind that these home owners have had the furnace, AC and humidifier serviced annually. Additional features of this great home include a front underground sprinkler system, central air conditioning for the warmer months, aggregate driveway, an over sized garage that fits a full size pick up and custom black out blinds for all of the bedrooms and Bonus Room. Situated nicely within Walden, only a short distance to both the new Township Centre, Calgary's newest shopping destination with dining, specialty shops, grocery, and The Gates of Walden, offering even more shopping alternatives. You are only minutes away from Fish Creek Provincial Park along with quick access to McLeod Trail, Stony Trail, and easy access to head to the mountains make this an ideal choice. Welcome Home!

Built in 2014

### **Essential Information**

MLS® #	A2194363
Price	\$759,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,172
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	165 Walden Park Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0Z1

### Amenities

Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Enclosed, Front Drive, Garage Door Opener, Garage Faces Front, Oversized
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Tile
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Interior Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 13th, 2025
Days on Market	48
Zoning	R-G

### **Listing Details**

Listing Office	Jayman Realty Inc.
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