

# \$900,000 - 145 Walden Park Se, Calgary

MLS® #A2211133

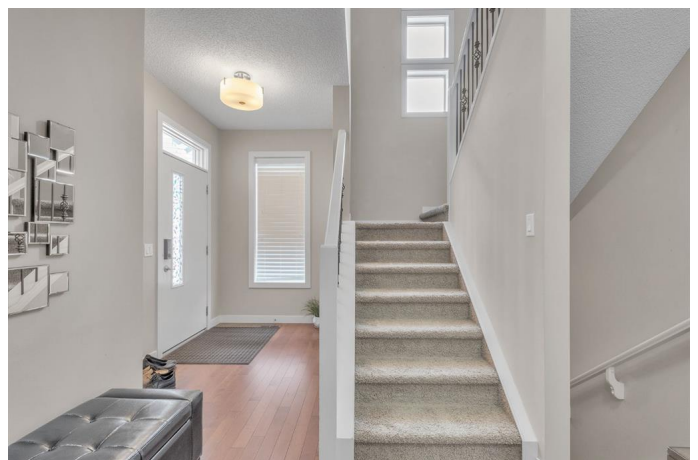
**\$900,000**

4 Bedroom, 4.00 Bathroom, 2,216 sqft

Residential on 0.13 Acres

Walden, Calgary, Alberta

**PRICE ADJUSTMENT !!! PRICED TO SELL**  
!!Nestled in the sought-after neighbourhood of Walden, this home will include FURNITURE and offers over 2,200 sqft of developed living space and has the potential for a 687sqft basement on this Walk-Out. Perfectly designed for modern living, this property is ideal for families looking for comfort, style, and convenience. Featuring 4 spacious bedrooms & 3.5 bathrooms, this home provides ample space for everyone. As you enter, youâ€™™ll be greeted by a bright and airy open-concept layout that seamlessly connects the living, dining, and kitchen areasâ€™™perfect for entertaining friends and family. The kitchen is a true highlight, boasting a large island, modern stainless-steel appliances, and plenty of pantry storage as well as a large designated area for a dining room. Upstairs, youâ€™™ll find a cozy large bonus room, ideal for movie nights or playtime, along with 3 well-sized bedrooms and a convenient laundry room. The primary bedroom features a generous walk-in closet and a beautifully 5-piece ensuite bathroom. The basement offers exciting potential for development, with plans for a 687sqft that could serve as an in-law space or rental opportunity, adding significant value to the home on one of the biggest Lot in Walden. Located in a family-friendly community, Walden provides easy access to parks, schools, and walking trails, along with quick connections to major highways for easy commuting.



Built in 2014

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211133    |
| Price          | \$900,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,216       |
| Acres          | 0.13        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 145 Walden Park Se |
| Subdivision | Walden             |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2X 0R3            |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Central                                                                        |
| Cooling           | None                                                                           |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |
| Fireplaces        | Gas                                                                            |

|              |                                                    |
|--------------|----------------------------------------------------|
| Has Basement | Yes                                                |
| Basement     | Exterior Entry, Full, Partially Finished, Walk-Out |

**Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | BBQ gas line, Private Yard    |
| Lot Description   | Back Yard, Landscaped         |
| Roof              | Asphalt Shingle               |
| Construction      | Concrete, Stone, Vinyl Siding |
| Foundation        | Poured Concrete               |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 24               |
| Zoning         | R-G              |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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