

393 Walden Parade SE  
Calgary, Alberta

MLS # A2282063



## \$568,000

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Walden                                                                     |               |                   |
| <b>Type:</b>     | Residential/Duplex                                                         |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                            |               |                   |
| <b>Size:</b>     | 1,307 sq.ft.                                                               | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 4                                                                          | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Parking Pad                                        |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Level, Low Maintenance |               |                   |

|                    |                                                                                                                                        |                   |      |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                                             | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                         | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                        | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cement Fiber Board                                                                                                                     | <b>Zoning:</b>    | R-2M |
| <b>Foundation:</b> | Poured Concrete                                                                                                                        | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows |                   |      |

**Inclusions:** N/A

This move-in-ready corner lot duplex in Walden offers space, style, and functionality in a truly family-friendly community. Sitting on an oversized lot, this home has been meticulously maintained and shows exceptional pride of ownership. The bright and open main floor flows seamlessly from room to room, with a modern kitchen at its heart. The large island with stone countertops provides plenty of space for cooking, entertaining, or casual meals, while built-in mudroom storage keeps daily life organized and clutter-free. A convenient half bath completes the main level, making hosting friends and family effortless. Upstairs, three spacious bedrooms provide comfortable retreats, accompanied by two full bathrooms for convenience and privacy. The fully developed basement adds even more living space, complete with a full bathroom, perfect for a media room, play area, home office, or additional guest space. Outside, enjoy a private yard ideal for summer gatherings, along with a double detached garage and an additional parking pad for extra vehicles or guests. With central air conditioning and a location just steps from parks and schools, this home effortlessly combines comfort, style, and practicality. Every corner of this property reflects care and attention, making it ready for you to move in and enjoy the Walden lifestyle from day one.