

35 Walden Terrace SE
Calgary, Alberta

MLS # A2304740



\$549,900

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,259 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Composite Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: TV in basement, TV brackets, bed frame & mattress in primary, mirror in front entry, portable A/C (currently in box in furnace room)

Welcome to this beautifully maintained and thoughtfully upgraded semi-detached home in the vibrant, walkable community of Walden, ideally situated on a quiet street directly across from a park and playground. With no condo fees, a double detached garage and outstanding curb appeal featuring durable Hardie Board siding and a charming front porch with cedar accents, this home offers the perfect blend of style, comfort and convenience. Step inside to discover a bright and inviting open-concept main floor with 9' ceilings, large windows and an abundance of natural light throughout. The spacious living room flows seamlessly into the modern kitchen complete with stainless steel appliances, a central island, classic subway tile backsplash, ample cabinetry and newer fridge and dishwasher. The dining area overlooks the beautifully landscaped backyard featuring low-maintenance turf, patio and plenty of space to relax or entertain outdoors. Upstairs, the dual primary bedroom layout offers exceptional flexibility for families, guests or roommates. The front primary bedroom enjoys peaceful park views, while the second bedroom overlooks the backyard and captures distant mountain views on clear days. Custom California Closets add both style and functionality throughout the upper level. The professionally developed basement, completed in 2016, adds exceptional additional living space and features a spacious recreation room, a third bedroom and a beautifully finished 3-piece bathroom, making it ideal for guests, teens, a home office or ended family living. Additional updates include newer hot water tank, house and garage shingles, fascia, downspouts and eavestroughs, providing peace of mind for years to come. Enjoy an unbeatable location just a short walk to the Gates of Walden with its shops, restaurants, cafes, fitness studios, grocery stores

and everyday services. Nearby amenities include Walden Pond, scenic walking and biking pathways, numerous playgrounds and greenspaces, as well as easy access to Fish Creek Park, transit, Macleod Trail and Stoney Trail for an easy commute. Families will appreciate the proximity to schools including Dr. Freda Miller School, Marshall Springs School, Centennial High School and several nearby Catholic and private school options. This is an exceptional opportunity to own a stylish, move-in ready home in one of Calgary's most sought-after southeast communities.