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252 Walden Heights SE
Calgary, Alberta

MLS # A2352948

$675,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,892 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-1N
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, Kitchen Island, See Remarks, Walk-In Closet(s)		

Inclusions: n/a

Modern curb appeal, a quiet cul-de-sac location, and the convenience of living in one of Calgary's most desirable southeast communities. Welcome to this beautifully maintained 2-storey home in Walden, offering the perfect combination of comfort, functionality, and everyday convenience. Step inside to a bright, open-concept main floor featuring hardwood flooring throughout and a thoughtfully designed layout that seamlessly connects the kitchen, dining, and living areas. The spacious kitchen is equipped with granite countertops, stainless steel appliances, ample cabinetry, and a pantry, offering plenty of storage and prep space for everyday cooking and entertaining. The adjoining dining and living areas create an inviting space for gathering with family and friends. Upstairs, you'll find a versatile bonus room, a dedicated office space ideal for working from home, convenient upper-floor laundry, and three well-appointed bedrooms. The spacious primary bedroom features a walk-in closet and a private 4-piece ensuite, creating a comfortable retreat at the end of the day. Two additional bedrooms complete the upper level, providing plenty of room for a growing family. The unfinished basement offers a blank canvas for future development, whether you envision a recreation room, home gym, additional living space, or simply extra storage. Outside, enjoy a generously sized backyard with plenty of space for entertaining, relaxing, or letting the kids play. Additional highlights include a double attached garage and a **NEW ROOF INSTALLED IN 2026**, offering added peace of mind for years to come. Ideally situated on a quiet cul-de-sac in the sought-after community of Walden, this home offers easy access to parks, pathways, schools, shopping, restaurants, and everyday amenities, with convenient connections to major roadways. A fantastic opportunity to enjoy modern

family living in a peaceful location without sacrificing convenience. Don't miss your chance to call this beautiful Walden property home!

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