

# \$689,900 - 72 Walden Parade Se, Calgary

MLS® #A2237042

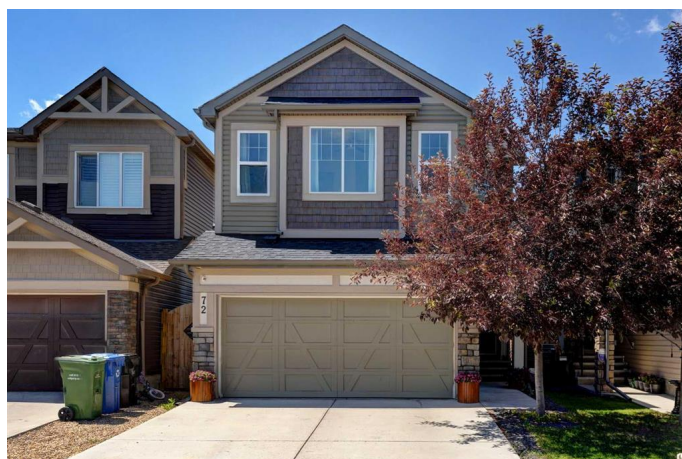
**\$689,900**

3 Bedroom, 3.00 Bathroom, 1,925 sqft

Residential on 0.07 Acres

Walden, Calgary, Alberta

Welcome to this beautifully maintained 2-storey home located in the thriving, family-friendly community of Walden. Offering over 1,900 sq. ft. of thoughtfully designed living space, this home features a sunny southwest-facing backyard with no rear neighbors—providing both privacy and open views. Step inside to a warm and inviting main floor, complete with 9-ft ceilings, rich hardwood flooring, and large windows that flood the space with natural light. The open-concept layout is perfect for modern living, with a spacious living room that flows effortlessly into the updated kitchen—featuring granite countertops, stainless steel appliances, a walk-in pantry, and a central island ideal for meal prep or casual dining. The adjacent dining area opens onto a sun-drenched deck and private backyard, perfect for relaxing or entertaining outdoors. A convenient office nook, 2-piece powder room, and mudroom with direct access to the double attached garage round out the main floor. Upstairs, a generous bonus room offers flexible space for movie nights, family activities, or hosting guests. The serene primary suite includes a walk-in closet and a luxurious 5-piece ensuite with dual vanities, a soaker tub, and a separate shower. Two additional bedrooms, a full 4-piece bathroom, and an upper-level laundry room provide everything you need for functional and comfortable family living. The home also includes central air conditioning for year-round comfort. The unfinished basement



presents endless possibilities for future development—whether as extra living space, a home gym, or playroom. Ideally situated just steps from parks and playgrounds, and minutes from Fish Creek Park, Blue Devil Golf Course, schools, shopping, and major commuter routes including Macleod Trail and Stoney Trail. This is a fantastic opportunity to own a move-in-ready home in one of Calgary’s most desirable south communities—don’t miss your chance to make it yours!

Built in 2014

**Essential Information**

MLS® #	A2237042
Price	\$689,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,925
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	72 Walden Parade Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0Z6

**Amenities**

Parking Spaces	4
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Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard, Lighting
Lot Description	Gazebo, Lawn, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 9th, 2025
Days on Market	4
Zoning	R-G

### Listing Details

Listing Office	CIR Realty
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