

# \$1,049,900 - 9 Walden Park Se, Calgary

MLS® #A2258461

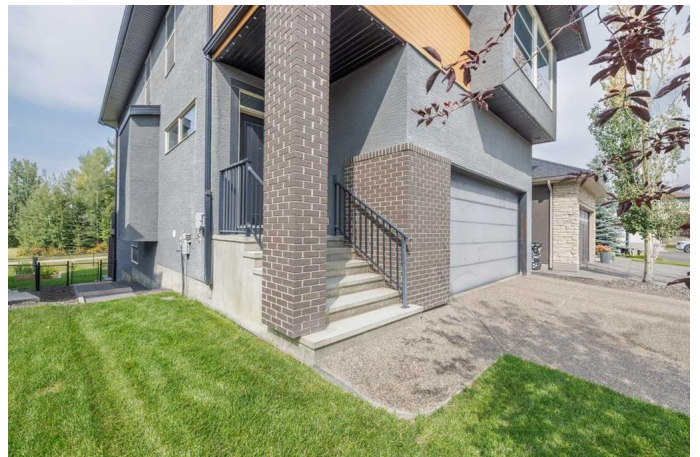
**\$1,049,900**

3 Bedroom, 4.00 Bathroom, 2,635 sqft

Residential on 0.10 Acres

Walden, Calgary, Alberta

Beautifully Upgraded 2 storey walkout on a fantastic lot, backing onto green space. From the moment you arrive you will appreciate the attention to detail throughout this home! This custom home was built by Cardel homes and features over 3700 sq.ft. of well planned & developed living space. The main floor features a large, warm & inviting front entrance with high ceilings & hardwood floors. It welcomes you to an open floor plan featuring a spacious office/den, family room with 12' ceilings with lots of windows for natural light. A gas fireplace is well situated for enjoying those cooler nights. The gourmet kitchen is a fantastic space for entertaining and showcases upgraded stainless steel appliances, quartz counter tops, large island & walk through pantry. There is plenty of cabinet space, and a separate dining area is the perfect space for family dinners. Additionally it features access onto the deck with stunning views into the yard and green space. The upper level features a bonus area with access to an outdoor balcony and is a great space to enjoy some fresh air or your morning coffee. 2 spacious kids rooms, a 4 pc bath, laundry room and a large master retreat with stunning 5 pc. en suite featuring dual sinks, make up counter, soaker tub & separate shower complete the upper level. The lower level walkout was professionally developed & permitted with a large rec room with a wet bar, media area with custom built-ins, 3 pc bathroom and has plenty of additional storage



as well as access out to the backyard where there is a covered patio. This home is on an amazing lot with a west facing backyard that is fully fenced & landscaped with a fire pit area and direct access to the green space is a highlight. A few other highlighted features include underground sprinklers, exposed aggregate driveway and walkway, over sized attached garage (22' x30'), custom built-ins throughout the home, gemstone lighting throughout, a tankless hot water & water softener just to name a few. This home has been lovingly maintained and is worth seeing to be appreciated. Call to book your private viewing?

Built in 2014

### **Essential Information**

MLS® #	A2258461
Price	\$1,049,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,635
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	9 Walden Park Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0Z1

## Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Oversized, Aggregate
# of Garages	2

## Interior

Interior Features	Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Tankless Hot Water
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Tankless Water Heater
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Fire Pit, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 24th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	80
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Charles
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