

# \$730,000 - 72 Walden Heights Se, Calgary

MLS® #A2215369

**\$730,000**

3 Bedroom, 3.00 Bathroom, 2,084 sqft

Residential on 0.08 Acres

Walden, Calgary, Alberta

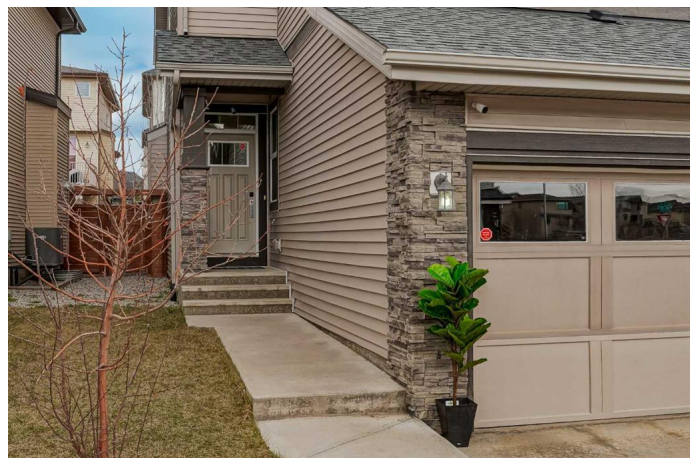
\*OPEN HOUSE(S) Saturday May 3 from 12 pm to 2pm & Sunday May 4 1 pm to 3pm  
Welcome to this beautifully maintained 3-bedroom, 2.5-bath home in the heart of the family-friendly community of Walden, just steps from a peaceful green space. This stunning 2-storey home offers over 2,080 sq. ft. of thoughtfully designed living space – the perfect balance of comfort, style, and functionality for modern family life.

As you enter, you are greeted with an open-concept layout and an abundance of natural light. Gleaming hardwood on the main level. The upgraded kitchen is a showstopper with quartz countertops, quartz island, extended ceiling-height cabinetry, stainless steel appliances, plus a convenient walk-through pantry.

Upstairs, the massive primary bedroom boasts a luxurious 5-piece ensuite, while two additional spacious bedrooms, a 4-piece bath, and a versatile bonus room provide ample living space for the whole family. Fresh, brand new carpeting spans the entire upper level, adding warmth and comfort underfoot.

The double-attached garage offers convenience year-round, and the unfinished basement is a blank canvas ready for your creative vision.

Enjoy sunny afternoons on the raised deck



under a stylish wooden pergola, or gather with friends around the custom concrete fire pit. Surrounded by a full wooden fence and lined with young trees, this private outdoor space is perfect for summer evenings, weekend BBQs, or just unwinding after a long day. Donâ€™t miss this incredible opportunity!

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2215369    |
| Price          | \$730,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,084       |
| Acres          | 0.08        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 72 Walden Heights Se |
| Subdivision | Walden               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X 2J3              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                  |
| Heating           | Forced Air, Natural Gas                                                                                                                              |
| Cooling           | None                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                    |
| Fireplaces        | Gas, Living Room                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                                     |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Fire Pit, Garden                              |
| Lot Description   | Back Yard, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                               |
| Construction      | Stone, Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 1             |
| Zoning         | R-G           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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