

# \$639,900 - 13 Walcrest Lane Se, Calgary

MLS® #A2208337

**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,683 sqft

Residential on 0.06 Acres

Walden, Calgary, Alberta

# BACKING TO GREEN SPACE # 1680 SQFT

# AIR CONDITIONING # SIDE ENTRANCE #

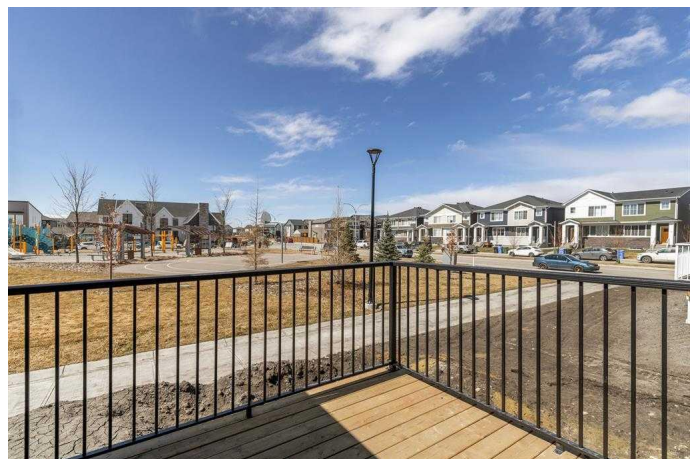
DOUBLE CAR GARAGE ATTACHED # DECK

# EAST FACING # 3BED 2.5 WASH #

Welcome to this beautifully designed east-facing duplex in the highly sought-after community of Walden. Offering 1,680 sq. ft. of thoughtfully designed living space, this modern home is perfect for growing families, first-time homebuyers, and investors alike. With a children's park directly behind your home, you can enjoy a safe and vibrant neighborhood where your kids can play freely while you relax in the comfort of your own backyard.

Step inside to an open-concept living space that offers both elegance and functionality. This home features 3 spacious bedrooms and 2.5 bathrooms, providing ample space for the entire family. The 9-foot ceilings create a sense of grandeur, while the quartz countertops throughout add a touch of luxury to the modern design. The main floor offers an extra living space, perfect for entertaining guests, while the laundry room is conveniently located on the second floor for added ease.

This duplex is designed with durability and style in mind, featuring Hardie board siding for superior exterior protection. The front-attached garage offers convenience and additional storage space. The home is also equipped with central air conditioning, ensuring



year-round comfort in every season. A separate side entrance provides flexibility for future development and leads to a 9-foot basement, offering the perfect opportunity for additional living space. To top it off, the included deck is perfect for summer BBQs and outdoor gatherings, making this home ideal for entertaining and relaxation.

Located in the scenic community of Walden, this home is an excellent opportunity for investors and first-time homebuyers alike. The neighborhood is known for its nature-centric lifestyle, featuring tranquil parks, open green spaces, and a stunning clear-water pond right at your doorstep. Enjoy the ribbon pathway system framed by preserved trees, perfect for morning walks or evening strolls. Additionally, with quick access to major roadways, you are just minutes away from shopping, dining, schools, and public transit. For outdoor enthusiasts, the world-famous Rocky Mountains are only 30 minutes away, offering endless adventure opportunities.

Don't miss out on this incredible home in one of Calgary's most desirable communities! Schedule your private viewing today.

Built in 2022

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2208337  |
| Price          | \$639,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,683     |
| Acres          | 0.06      |
| Year Built     | 2022      |

|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 13 Walcrest Lane Se |
| Subdivision | Walden              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2X4G2              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner                |
| Heating           | Central                                                                                                                     |
| Cooling           | Central Air                                                                                                                 |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Exterior Entry, Full, Unfinished                                                                                            |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Playground |
| Lot Description   | Back Yard, Backs on to Park/Green Space    |
| Roof              | Asphalt Shingle                            |
| Construction      | Wood Frame                                 |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 28              |
| Zoning         | R-Gm            |



Listing Details

Listing Office                      Greater Calgary Real Estate

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