

\$760,000 - 309 Walden Square Se, Calgary

MLS® #A2232146

\$760,000

3 Bedroom, 3.00 Bathroom, 2,337 sqft
Residential on 0.13 Acres

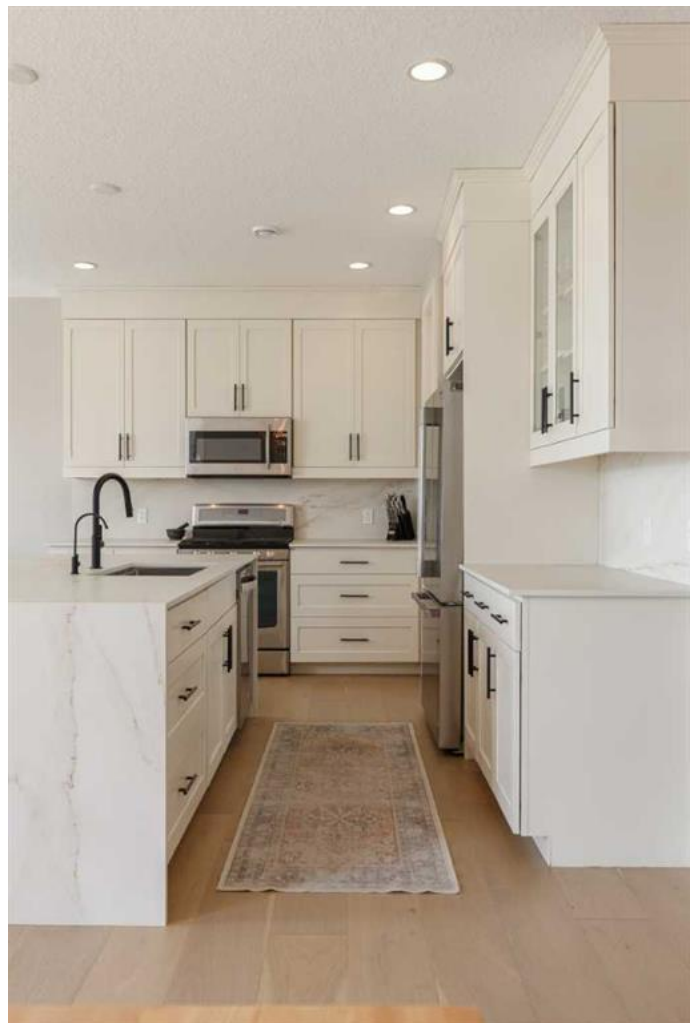
Walden, Calgary, Alberta

Let yourself be swept away by the romance of this Cardel-built sanctuary, where every detail whispers of elegance and thoughtful design. Arrive to a vision of curb appeal—fresh stonework, newly painted trim and front door, and a beautifully stained fence, all hinting at the beauty within.

Sunlight pours through expansive windows, dancing on the soaring nine-foot ceilings and gliding across the exquisite 8" wide plank hardwood floors. The heart of the home is pure poetry: a chef's kitchen with pristine white cabinetry, a gleaming Frigidaire Professional fridge, and breathtaking 2025 Dekton countertops with a dramatic waterfall edge. Gather at the island for morning coffee or evening wine, as laughter and conversation fill the open, airy space.

The great room, anchored by a sleek Dekton-framed fireplace, is made for cozy evenings and sparkling celebrations. The dining area, bathed in sunlight and garden views, sets the stage for unforgettable meals. A versatile flex room at the entry invites you to imagine—perhaps a dreamy reading nook or an inspiring home office.

Upstairs, a sunlit bonus room, perfect for movie nights or quiet daydreams. The primary suite is a retreat for the senses, with a spa-like ensuite, a luxurious soaker tub, and a walk-in closet that flows into the laundry for seamless



living. Two more spacious bedrooms and a stylish bath offer comfort for all.

The sunshine basement, with its lofty ceilings and generous windows, awaits your vision—be it a home gym, studio, or guest haven. Step outside to a private backyard oasis: a tiered deck with new Dura Deck covering, lush landscaping with full irrigation, and an oversized garage with storage and a second fridge—ready for summer gatherings under the stars.

Just steps to tranquil ponds, the trails of Fish Creek Park are nearby, and convenient shopping, this home is a love letter to comfort and connection. Here, every sunrise is a promise and every sunset a celebration. Come, let your story begin—book your private tour and fall in love.

Built in 2012

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2232146 |
| Price | \$760,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,337 |
| Acres | 0.13 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 309 Walden Square Se |
| Subdivision | Walden |

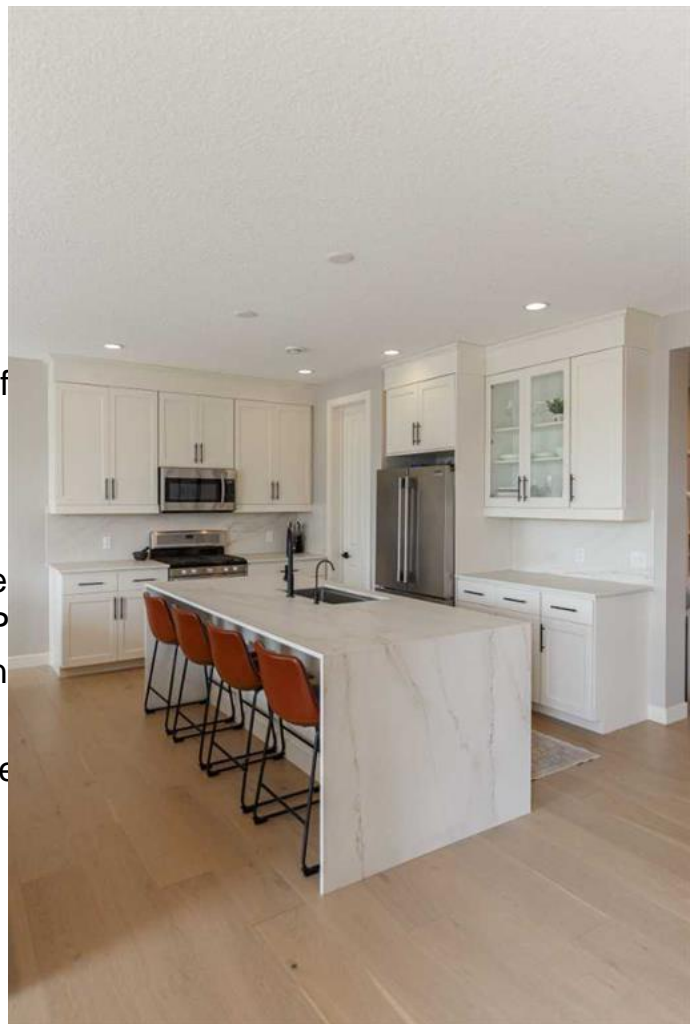
| | |
|-------------|---------|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X0T8 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | Chandelier, Closet Organizer, Counters, Open Floorplan, P Skylight(s), Soaking Tub, Vin |
| Appliances | Dishwasher, Gas Stove, Washer/Dryer, Water Softene |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Unfinished |



Exterior

| | |
|-------------------|---|
| Exterior Features | Garden, Private Yard |
| Lot Description | Back Lane, Back Yard, Irregular Lot, Landscaped, Lawn, No Neighbours Behind, Underground Sprinklers, Desert Front |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding |
| Foundation | Perimeter Wall |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 4 |
| Zoning | R-G |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Engel & Völkers Calgary |
|----------------|-------------------------|

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