

# \$618,900 - 37 Walcrest Lane Se, Calgary

MLS® #A2212213

**\$618,900**

3 Bedroom, 3.00 Bathroom, 1,642 sqft

Residential on 0.06 Acres

Walden, Calgary, Alberta

Welcome to your future home in the heart of Walden, where comfort meets community. Perfectly positioned on a sunny corner lot and backing onto a lush green space with a playground, this east-facing duplex offers both privacy and connection to nature.

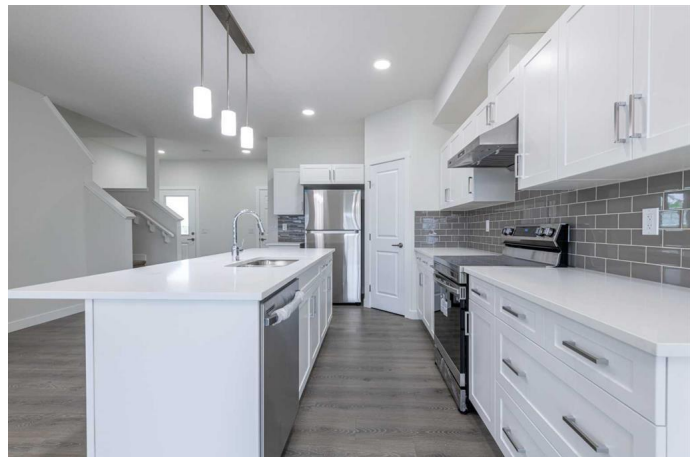
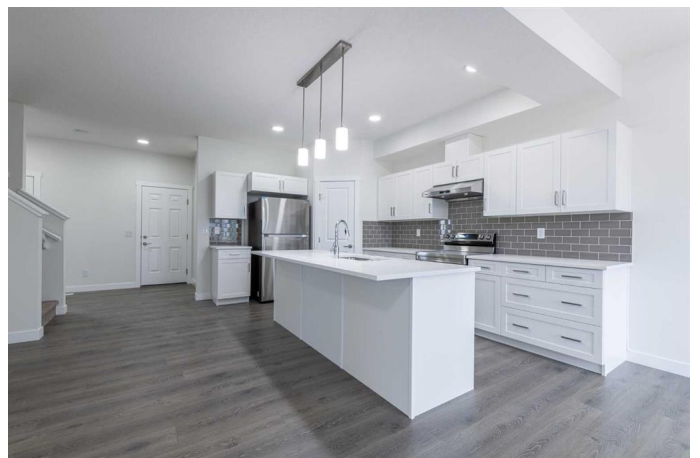
Inside, youâ€™ll find a thoughtfully laid-out home with 3 spacious bedrooms and 2.5 bathrooms, ideal for families or those looking for a bit more room to grow. The open-concept main floor flows beautifully for entertaining, while large windows fill the space with natural light.

Upstairs, enjoy the convenience of second-floor laundry, while elegant touches like quartz countertops and 9-foot ceilings add a modern, upscale feel. The separate side entrance opens the door to future possibilitiesâ€”think guest suite, home office, or additional living space.

The double attached garage and a welcoming deck make everyday living easy and enjoyable.

Enjoy the benefits of being in a well-connected, nature-focused communityâ€”while still being minutes from schools, shopping, and major roadways.

This is a rare opportunity to own a home that combines location, lifestyle, and long-term value.



Built in 2021

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2212213               |
| Price          | \$618,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,642                  |
| Acres          | 0.06                   |
| Year Built     | 2021                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 37 Walcrest Lane Se |
| Subdivision | Walden              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2X4L4              |

## Amenities

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

## Interior

|                   |   |                    |               |
|-------------------|---|--------------------|---------------|
| Interior Features | No Animal Home, No Smoking Home                                   |                    |               |
| Appliances        | Dishwasher, Electric Stove, Washer/Dryer, Window Coverings, Range | Garage Control(s), | Refrigerator, |
| Heating           | Forced Air  |                    |               |
| Cooling           | None  |                    |               |
| Has Basement      | Yes   |                    |               |
| Basement          | Exterior Entry, Full, Unfinished                                  |                    |               |

## Exterior

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 43               |
| Zoning         | R-Gm             |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | Unison Realty Group Ltd. |
|----------------|--------------------------|

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