

# \$799,900 - 221 Walden Heights Se, Calgary

MLS® #A2217954

**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,124 sqft

Residential on 0.09 Acres

Walden, Calgary, Alberta

\* OPEN HOUSE SATURDAY, MAY 10

12-2PM \* SEE VIDEO\* This elegant, previous

SHOW HOME in Walden offers over 2,870 sq.

ft. of beautifully designed living space,

including a fully developed walk-up basement.

The open-concept main floor features a bright

great room and dining nook that flow into a

stylish island kitchen with granite countertops,

a flush breakfast bar, and a walk-through

pantry that connects to a practical mudroom

off the garage. Step outside from the nook to

your backyard—complete with a deck that's

ready to enjoy.

Upstairs, you'll find three spacious bedrooms,

including a generous primary suite with a

five-piece ensuite and a large walk-in closet. A

vaulted-ceiling bonus room with skylights and

a custom built-in library with a cozy reading

bench adds a special touch for family time or

quiet moments. The upper floor also includes a

convenient laundry room.

Downstairs, the fully finished walk-up

basement offers a fourth bedroom, a rec room,

a 3-piece bathroom, and a mudroom with a

built-in bench—perfect for guests, teens, or

extra space to unwind. Best of all, it is

designed to be a potential basement suite with

a separate entrance!

With hardwood flooring, tile in high-traffic

areas, 9'™ ceilings, and knockdown ceiling

texture throughout the main level, this home

blends comfort, style, and functionality.

Located in one of southeast Calgary's™

most vibrant communities with scenic



pathways, parks, playgrounds, and quick access to Fish Creek Provincial Park, shopping and amenities, this neighbourhood is perfect for any lifestyle. Immediate possession available—don't miss your chance to call this stunning property home!

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2217954    |
| Price          | \$799,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,124       |
| Acres          | 0.09        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 221 Walden Heights Se |
| Subdivision | Walden                |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X0V7                |

**Amenities**

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 4                                                             |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Faces Front |
| # of Garages   | 2                                                             |

**Interior**

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Pantry, Skylight(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings           |
| Heating           | Forced Air, Natural Gas                                                                                                             |
| Cooling           | Central Air                                                                                                                         |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Finished, Full, Walk-Up To Grade                                                                                                    |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                    |
| Lot Description   | Back Lane, Rectangular Lot                        |
| Roof              | Asphalt Shingle                                   |
| Construction      | Brick, Composite Siding, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 3             |
| Zoning         | R-G           |

## Listing Details

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

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