

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

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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

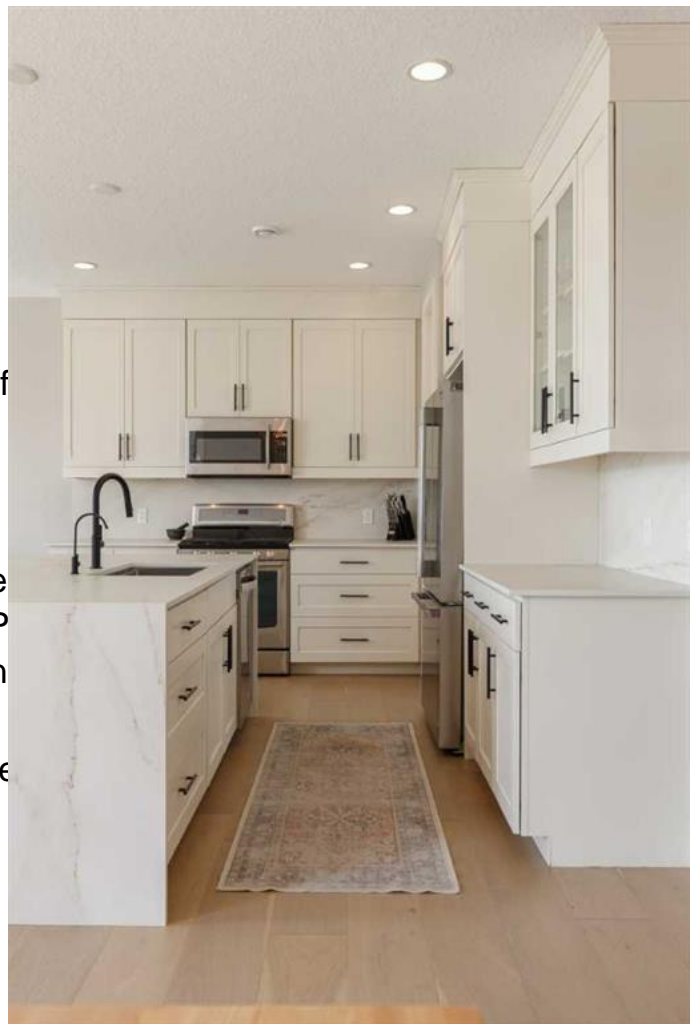
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X0T8

### 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	8
Zoning	R-G

### Listing Details

Listing Office	Engel & Völkers Calgary
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