

\$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
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Appliances	Dishwasher, Gas Stove, Washer/Dryer, Water Softener
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Heating	Forced Air, Natural Gas
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas
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Has Basement	Yes
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Basement	Full, Unfinished
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Exterior

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

Date Listed	June 19th, 2025
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Days on Market	3
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Zoning	R-G
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Listing Details

Listing Office	Engel & Völkers Calgary
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