

# \$750,000 - 309 Walden Square Se, Calgary

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MLS® #A2232146

**\$750,000**

3 Bedroom, 3.00 Bathroom, 2,337 sqft

Residential on 0.13 Acres

Walden, Calgary, Alberta

Exceptional Value Alert: One of Walden's™  
Lowest Price Per Square Foot!

Step into an extraordinary blend of luxury, space, and value in this stunning Cardel-built sanctuary, offered at one of the lowest price-per-square-foot figures in all of Walden's™—an incredible opportunity for the discerning buyer.

From the moment you arrive, the home's™ fresh stonework, newly painted trim and front door, and beautifully stained fencing set an inviting tone, hinting at the elegance inside.

Natural light streams through expansive windows, highlighting soaring nine-foot ceilings and exquisite 8" wide plank hardwood floors that flow throughout the main level. At the heart of the home, a dream chef's™ kitchen awaits, featuring pristine white cabinetry, a professional-grade Frigidaire fridge, and breathtaking 2025 Dekton countertops with a dramatic waterfall edge. Whether it's™ morning coffee or evening wine, the spacious island is the perfect gathering place for family and friends.

The great room beckons for cozy evenings and lively celebrations, anchored by a sleek Dekton-framed fireplace. The adjacent dining area glows with sunlight and offers serene views of the beautifully landscaped yard. A versatile flex room off the entry provides



endless possibilitiesâ€”a serene reading nook, creative studio, or stylish home office.

Upstairs, the sun-filled bonus room is tailor-made for movie nights or quiet daydreams. The primary suite is a true retreat, boasting a spa-inspired ensuite with a luxurious soaker tub and a generous walk-in closet that seamlessly connects to the laundry for ultimate convenience. Two additional spacious bedrooms and a stylish bathroom ensure comfort for family or guests.

The sunshine basement with lofty ceilings and generous windows awaits your personal touchâ€”perfect for a home gym, studio, or future guest retreat.

Step outside to one of the homeâ€™s standout featuresâ€”a large private backyard oasis designed for both relaxation and entertaining. Enjoy a two-tiered deck with new Dura Deck covering, lush landscaping with full irrigation, and an oversized garage offering excellent storage and a second fridge, perfect for summer gatherings under the stars.

This remarkable home is perfectly positioned just steps from Waldenâ€™s tranquil ponds, close to the pathways of Fish Creek Park, and moments from shopping, schools, and transit.

Here, youâ€™re not just buying a houseâ€”youâ€™re investing in an elevated lifestyle at exceptional value.

Donâ€™t miss your chanceâ€”homes of this caliber and price per square foot are rare in Walden. Call today to book your private tour and discover why this is the perfect place for your next chapter.

Built in 2012

## Essential Information

MLS® #	A2232146
Price	\$750,000
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 Street
# of Garages	2

## Interior

Interior Features	Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener
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	22
Zoning	R-G

## Listing Details

Listing Office	Engel & Völkers Calgary
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