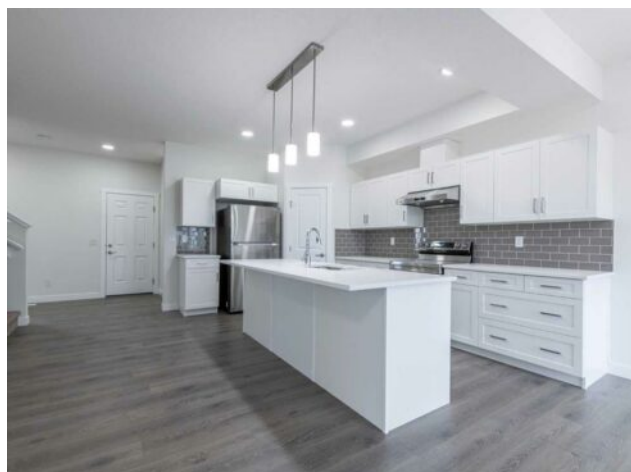


37 Walcrest Lane SE
Calgary, Alberta

MLS # A2212213



\$624,900

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,642 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

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, you'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 possibilities—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 community—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.