



**181 Walcrest Boulevard SE**  
**Calgary, Alberta**

**MLS # A2294977**



**\$709,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,754 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cleared, Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	Central, Electric, Fireplace(s), Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 181 Walcrest Blvd SE, located in the vibrant and growing community of Walden. This well-designed home offers a perfect combination of functionality, space, and long-term value—ideal for families, first-time buyers, or investors. The main floor features a bright and open-concept layout, designed for both everyday living and entertaining. Large windows bring in an abundance of natural light, creating a warm and inviting atmosphere throughout the living and dining areas. The kitchen is thoughtfully laid out with ample cabinetry, generous counter space, and a practical flow that makes meal preparation and hosting effortless. Upstairs, you will find well-proportioned bedrooms, including a comfortable primary retreat, along with additional rooms suitable for family members, guests, or a home office. The upper level is designed to offer both privacy and functionality for modern living. One of the standout features of this property is the fully developed 2-bedroom legal basement suite, providing excellent flexibility. Whether used for rental income, extended family, or multi-generational living, this space adds significant value and versatility to the home (subject to municipal approvals and permitting). The exterior of the home offers additional appeal, with space to enjoy outdoor living and the potential to further personalize the yard to your needs. Situated in Walden, a master-planned community known for its pathways, green spaces, schools, and convenient access to shopping and major roadways, this home is well-positioned for both lifestyle and convenience. This is a great opportunity to own a move-in ready property with income potential in a desirable South Calgary community.