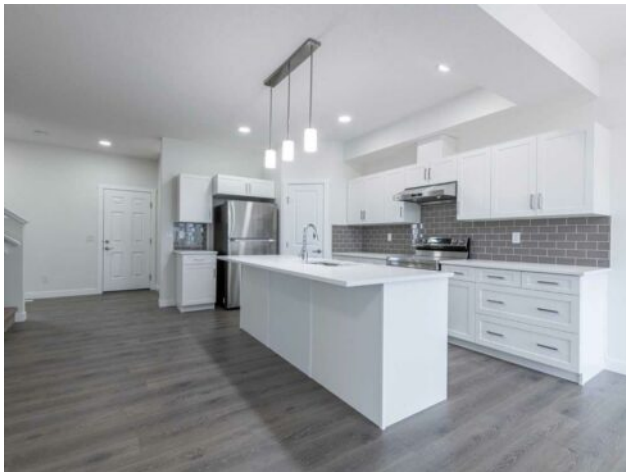


**37 Walcrest Lane SE**  
**Calgary, Alberta**

**MLS # A2212213**

**\$618,900**



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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.