

118 Walden Circle SE
Calgary, Alberta

MLS # A2175822



\$440,000

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|------------------|----------------------------------|---------------|------------------|
| Division: | Walden | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 Storey | | |
| Size: | 1,296 sq.ft. | Age: | 2015 (9 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Street Lighting, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | \$ 374 |
| Basement: | None | LLD: | - |
| Exterior: | Composite Siding, Concrete, Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters | | |

Inclusions: TV Bracket, Planter Box.

This fantastic 2-bedroom, 2.5-bathroom property features a double tandem garage and is ideally located! Imagine walking just a few minutes from all the amenities you need at the Gates of Walden shopping center. The property is conveniently situated near the complex's entrance, ensuring quicker commutes. Additionally, it's close to the visitor parking area, making it easy for your guests to access your home. A full parking pad provides flexibility for your living needs, whether you have extra vehicles or prefer to keep additional space in your garage for storage or a workshop/hobby room. Once inside, the stairs lead you to the main level, where you'll find a spacious open-concept living area. One end features a large kitchen with ample cabinets and sleek quartz countertops. From here, a sliding door opens onto the south-facing balcony. A dining area separates the kitchen from the cozy living room, enhanced by large windows allowing plenty of natural light. There is also a two-piece powder room on this floor. Upstairs, you will find two master bedrooms, each with a full ensuite bathroom and walk-in closet. Come and see why this Edison townhouse could be the perfect place for you to call home!