

526 Walden Circle SE
Calgary, Alberta

MLS # A2180018



\$419,900

Division:	Walden		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,250 sq.ft.	Age:	2013 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Street Lighting, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 353
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters		

Inclusions: None

OPEN HOUSE SUNDAY, November 24, 1-4PM Welcome to this 2-bedroom, 2.5-bathroom townhouse that perfectly combines functionality, and comfort! This home has an open-concept design, featuring a kitchen with a breakfast bar, ample cabinetry, and quartz countertops. French doors open up onto a sunny, south-facing balcony, perfect for enjoying your morning coffee or unwinding after a long day. The dining area connects seamlessly to the living room, filled with natural light from large windows. A conveniently placed two-piece bathroom is an added feature on the main level. Upstairs, you’ll find two spacious bedrooms, each thoughtfully designed with a full ensuite bathroom, offering ease and privacy. With a full parking pad in addition to the double tandem garage, you’ll have the flexibility to accommodate vehicles or use the extra space for a workshop, hobbies and storage. Located in the sought-after Edison complex, this home is just minutes away from the Gates of Walden shopping center, where you’ll find all your favorite amenities. Come and see why this townhouse is the perfect place to call home!