



## 526 Walden Circle Calgary Alberta

\$419,900

\*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! (id:6769)

Laundry room 3.50 Ft x 3.50 Ft  
Primary Bedroom 12.00 Ft x 11.00 Ft  
Bedroom 11.33 Ft x 11.00 Ft  
4pc Bathroom 7.67 Ft x 5.50 Ft  
4pc Bathroom 7.67 Ft x 5.00 Ft

Kitchen 14.00 Ft x 8.50 Ft  
Dining room 10.00 Ft x 9.00 Ft  
Living room 13.50 Ft x 13.00 Ft  
Other 13.00 Ft x 7.50 Ft  
2pc Bathroom 7.67 Ft x 4.00 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<https://www.sampatel.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)