



## 55 Walden Walk Calgary Alberta

\$424,900

Edison townhome with two car parking in tandem garage & a new AC unit (2023)! Stunning townhome with double primary suites, each with its own ensuite bath and generous walk-in closets, elevating this exceptional townhome to a whole new level of modern living! The home is proudly owned by its original owner, reflecting exceptional care and attention to detail throughout. The open floor plan on the second level features 9ft ceilings, large windows, and a modern kitchen equipped with stainless steel appliances, custom cabinetry, glass tile backsplash. The open dining and living room layout creates an inviting, elongated space that seamlessly flows from the kitchen to the living room. Double patio doors at both ends flood the area with natural light, enhancing the bright and airy atmosphere. Custom window coverings offer light control, allowing you to choose between translucent for a soft, airy ambiance or darkening for enhanced privacy and room darkening. Top level features two spacious bedrooms, along with a versatile den that can easily function as a home office, study, or guest room, and a laundry room with extra storage. Outside, you have a choice of your ground-level concrete patio or upper-level deck - perfect for morning coffee or evening relaxation. Additional highlights include a double tandem garage with a full-size driveway, accommodating up to three vehicles, and a prime location that fronts onto the beautifully landscaped courtyard. This well-maintained complex offers low condo fees and abundant green space, creating a serene setting with easy access to the extensive pathway system. Perfectly positioned, you're just minutes from Somerset/Bridlewood LRT, Stony Trail, Deerfoot Trail, and South Campus Hospital. Walk to nearby dining and shopping, including Starbucks, Tim Hortons, Save-On-Foods, Sobeys, McDonald's, and Winners. With over 1300 sq ft of though...

3pc Bathroom 4.92 Ft x 7.83 Ft  
4pc Bathroom 7.67 Ft x 4.92 Ft  
Bedroom 11.50 Ft x 10.00 Ft  
Den 7.75 Ft x 9.00 Ft  
Primary Bedroom 10.00 Ft x 13.50 Ft

Storage 3.50 Ft x 13.17 Ft  
2pc Bathroom 4.67 Ft x 5.25 Ft  
Dining room 11.92 Ft x 11.83 Ft  
Kitchen 13.33 Ft x 11.75 Ft  
Living room 15.42 Ft x 12.42 Ft

Listing Presented By:



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