



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

534 Walden Circle SE
Calgary, Alberta

MLS # A2240816



\$469,900

Division:	Walden		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,550 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Rear, Insulated, Tandem		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Corner Lot, Low Maintenance Landscape, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry		

Inclusions: Garage Door Opener

OPEN HOUSES - SATURDAY, July 19th Noon-2pm & SUNDAY July 20th Noon-2pm Welcome home to your remarkable three-bedroom residence in The Edison, an elegant townhouse complex nestled in the vibrant community of Walden, where contemporary sophistication seamlessly blends with refined living. This isn't just a home; it's an elevated lifestyle, offering over 1,550 square feet of thoughtfully designed space across three distinct levels, each crafted for comfort and elegance. Step into the expansive main floor and immediately feel the bright, inviting atmosphere, flooded with natural light from abundant windows and accented by a crisp, modern color palette. The generous living area invites you to unwind by the warm glow of an electric fireplace, elegantly integrated with custom built-ins, and even includes a dedicated niche for your work-from-home needs. This spacious area flows effortlessly into the heart of the home, a sleek kitchen designed for culinary inspiration. Envision creating meals on vast countertops, surrounded by rich wooden cabinetry and a chic backsplash, all anchored by a practical island. A convenient pantry keeps everything organized, while the adjacent dining area is perfect for everything from intimate family meals to elegant soirées, making entertaining effortless. Discreetly tucked away, a two-piece powder room adds convenience for guests, and direct access to the sizable balcony invites you to enjoy the fresh air. Ascend to the upper level, where private havens await. The sun-drenched primary suite is a true sanctuary, featuring a spacious walk-in closet and a private three-piece ensuite. Two additional well-proportioned bedrooms offer comfortable retreats for family or guests, sharing a beautifully appointed four-piece main bathroom. For added convenience, a dedicated

laundry area is also located on this level, simplifying daily routines. You'll also enjoy the comfort of central air conditioning, keeping the home cool and refreshing on warm summer days. Parking is never an issue, with an attached, insulated tandem garage providing secure storage for two vehicles plus an additional driveway space for a third. Beyond your door, Walden is a thoughtfully planned community with beautiful green spaces, walking paths, and quick access to every amenity you could need. With direct connections to Macleod and Stoney Trails, commuting and weekend getaways are a breeze. This stunning, move-in-ready property in The Edison is more than just a place to live; it's an opportunity to embrace a dynamic, accessible lifestyle in one of Calgary's most desirable communities. Don't let this exceptional home slip away. Schedule your private viewing today and experience the allure of The Edison in Walden for yourself.