



THE
A-TEAM

**RE/MAX
FIRST**

48 WALDEN Walk, Calgary T2X 0Y4

MLS®#: **A2158071**

Area: **Walden**

Listing Date: **08/16/24**

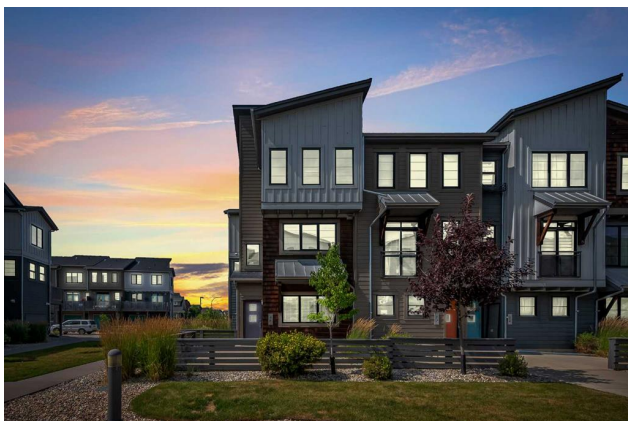
List Price: **\$518,888**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 21-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2013**

Finished Floor Area
Abv Sqft: **1,558**
Low Sqft:
Ttl Sqft: **1,558**

DOM

97
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar: **1,162 sqft**
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Corner Lot,Low Maintenance Landscape,Underground Sprinklers,Rectangular Lot**

Park Feat: **Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Composite Siding,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	11`7" x 10`9"
Furnace/Utility Room	Main	7`7" x 10`4"
Dining Room	Upper	9`8" x 12`0"
Living Room	Upper	14`8" x 10`4"
4pc Bathroom	Third	8`0" x 7`3"
Bedroom	Third	10`0" x 9`10"

Room	Level	Dimensions
Foyer	Main	8`4" x 8`1"
2pc Bathroom	Upper	5`0" x 5`2"
Kitchen	Upper	11`8" x 14`10"
3pc Ensuite bath	Third	8`0" x 7`4"
Bedroom	Third	10`9" x 10`0"
Bedroom - Primary	Third	11`9" x 14`3"

Legal/Tax/Financial

Condo Fee:
\$391

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **1312375;56**

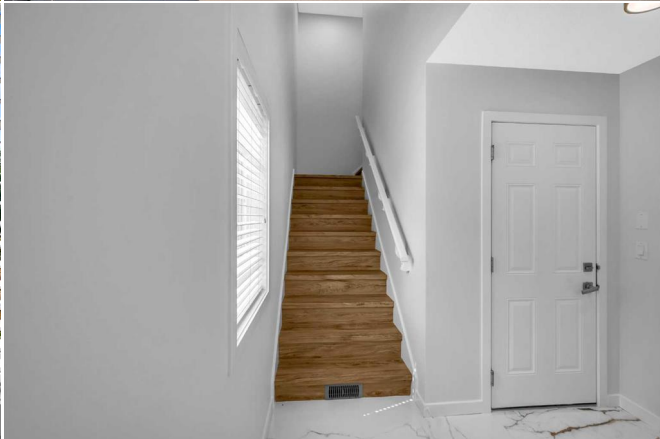
Remarks

Pub Rmks: **Welcome to this stunning townhouse in the highly sought-after Edison by Avi Urban. This beautifully renovated home, set within an impeccably designed and landscaped development, offers a perfect blend of modern elegance and convenience. Located just a short walk from shopping, transportation, and other amenities, this unit backs onto a serene courtyard, providing a peaceful setting. As you step inside, you'll be greeted by an open floor plan featuring 9ft ceilings on the main level and an abundance of natural light streaming through large windows. The modern kitchen is a chef's delight, boasting brand new flooring, stainless steel appliances, pendant lighting, and a sleek glass tile backsplash. Whether you're enjoying your morning coffee on the concrete patio or relaxing on the upper-level balcony, this home is designed for comfort and style. Upstairs, you'll find three spacious bedrooms, including a master suite with ample closet space, along with a convenient in-suite laundry. The single garage, complete with a full-size driveway, ensures parking for two vehicles. Located just a short drive from the Somerset/Bridlewood LRT, this home offers easy access to the city. This townhouse has been completely renovated from top to bottom, including new floors, kitchen updates, and modern light fixtures. It's truly an absolute must-see!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













48 Walden Walk SE, Calgary, AB

Main Floor Exterior Area 284.27 sq ft
Interior Area 321.85 sq ft
Excluded Area 276.41 sq ft



0 3 6 ft PREPARED: 20240811

White regions are excluded from total floor area in GUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

48 Walden Walk SE, Calgary, AB

Upper Floor Exterior Area 659.35 sq ft
Interior Area 591.73 sq ft



0 4 8 ft PREPARED: 20240811

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48 Walden Walk SE, Calgary, AB

Top Floor Exterior Area 721.46 sq ft
Interior Area 634.89 sq ft



0 3 6 ft PREPARED: 20240811

White regions are excluded from total floor area in GUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.