

65 WALDEN Walk, Calgary T2X 0Y4

MLS® #: **A2173892** Area: **Walden** Listing **10/18/24** List Price: **\$435,000**
 Status: **Pending** County: **Calgary** Date: Change: **-\$25k, 15-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2013** Abv Sqft: **1,387**
 Lot Sz Ar: **1,162 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,387**

DOM

35
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 1)**
 Style: **3 Storey**

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt** Construction:
 Heating: **Forced Air** **Composite Siding,Vinyl Siding,Wood Frame**
 Sewer: Flooring:
 Ext Feat: **Balcony,Playground** **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`5" x 12`6"	Dining Room	Main	10`6" x 11`0"
Kitchen	Main	12`11" x 10`0"	2pc Bathroom	Main	5`5" x 4`8"
Balcony	Main	6`9" x 15`7"	Laundry	Upper	3`3" x 3`5"
Walk-In Closet	Upper	3`6" x 6`2"	Bedroom	Upper	11`7" x 11`0"
4pc Ensuite bath	Upper	7`10" x 4`11"	Walk-In Closet	Upper	3`5" x 12`2"
Bedroom	Upper	11`7" x 12`11"	3pc Ensuite bath	Upper	7`9" x 4`11"
Entrance	Lower	4`0" x 8`3"	Furnace/Utility Room	Lower	3`6" x 8`7"

Condo Fee:
\$368

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1312375**

Remarks

Pub Rmks: **Welcome to this exceptional townhouse in the highly desirable Edison by Avi Urban. This beautifully updated home is set within a meticulously designed and landscaped community, offering a perfect blend of modern style and convenience. Just a short walk from shopping, public transit, and other amenities, this unit provides a serene setting as it backs onto a peaceful courtyard. Step inside to discover an open floor plan with 9-foot ceilings on the main level, filled with natural light from large windows. The kitchen is well-equipped with stainless steel appliances, elegant 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 both comfort and style. Upstairs, you'll find two spacious bedrooms, including a master suite with ample closet space, as well as a convenient in-suite laundry area. The flooring throughout is carpeted, providing a cozy feel. The single garage, along with a full-size driveway, offers parking for two vehicles. With easy access to the Somerset/Bridlewood LRT just a short drive away, commuting to the city is a breeze. This townhouse is a must-see, offering updated features and a welcoming atmosphere!**

Inclusions: **N/A**
Property Listed By: **Everest Realty and Property Management Corp.**

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











