



THE
A-TEAM

**RE/MAX
FIRST**

718 WALDEN Circle, Calgary T2X 0Y4

MLS®#: **A2179768**

Area: **Walden**

Listing Date: **11/18/24**

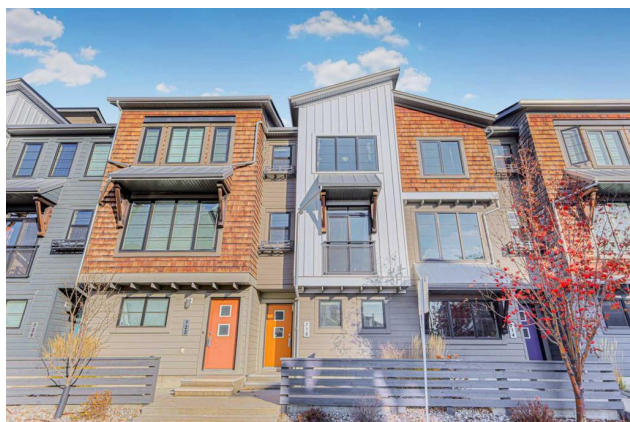
List Price: **\$470,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **1,173 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane**
Park Feat: **Single Garage Attached**

DOM

2

Layout

Beds: **3 (2 1)**
Baths: **2.5 (2 1)**
Style: **3 Storey,Side by Side**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Open Floorplan,Quartz Counters,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 5`3"	Dining Room	Main	11`9" x 11`4"
Kitchen	Main	13`5" x 11`10"	Living Room	Main	15`5" x 14`11"
3pc Ensuite bath	Second	4`11" x 7`9"	Bedroom - Primary	Second	10`8" x 15`7"
4pc Bathroom	Second	7`10" x 4`10"	Bedroom	Second	11`6" x 9`11"
Bonus Room	Second	7`10" x 9`0"	Bedroom	Lower	10`7" x 9`6"
Foyer	Lower	7`5" x 11`5"			

Legal/Tax/Financial

Condo Fee:
\$383

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1312375**

Remarks

Pub Rmks: **Discover modern living in this beautifully maintained 3-bedroom, 3-story townhome located in the desirable community of Walden. This home features a main-level bedroom, an upgraded kitchen with quartz countertops and stainless steel appliances, and elegant hardwood flooring on the second level. The upper floor offers a primary suite with a 3-piece ensuite, an additional spacious bedroom with a walk-in closet, a den, and a convenient laundry area. Central air conditioning ensures comfort, and parking is made easy with an attached single garage and rear parking pad. Just a short walk from a vibrant shopping complex with grocery stores, shops, and restaurants, this home offers the perfect blend of style and convenience.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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

