



THE
A-TEAM

**RE/MAX
FIRST**

526 WALDEN Circle, Calgary T2X 0Y4

MLS®#: **A2180018**

Area: **Walden**

Listing Date: **11/21/24**

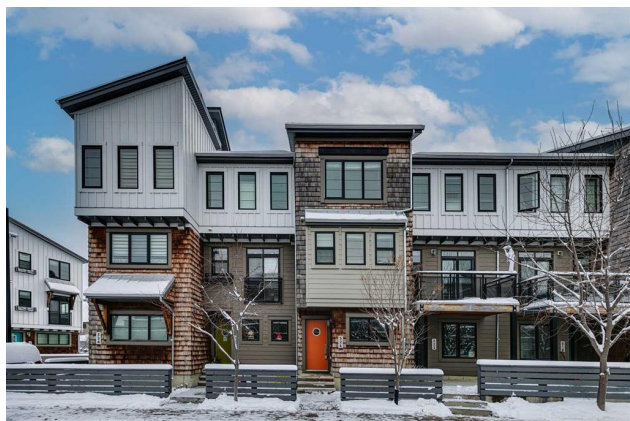
List Price: **\$419,900**

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: **1,033 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,249**
Low Sqft:
Ttl Sqft: **1,249**

DOM

30
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Townhouse**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Attached,Parking Pad,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,High Ceilings,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`0" x 8`6"
Living Room	Main	13`6" x 13`0"
Laundry	Second	3`6" x 3`6"
Bedroom	Second	11`4" x 11`0"
4pc Bathroom	Second	7`8" x 5`6"

Room	Level	Dimensions
Dining Room	Main	10`0" x 9`0"
Balcony	Main	13`0" x 7`6"
Bedroom - Primary	Second	12`0" x 11`0"
2pc Bathroom	Main	7`8" x 4`0"
4pc Bathroom	Third	7`8" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$353

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1312375**

Remarks

Pub Rmks: ***OPEN HOUSE SUNDAY, November 24, 1-4PM* Welcome to this 2-bedroom, 2.5-bathroom townhouse that perfectly combines functionality, and comfort! This home has an open-concept design, featuring a kitchen with a breakfast bar, ample cabinetry, and quartz countertops. French doors open up onto a sunny, south-facing balcony, perfect for enjoying your morning coffee or unwinding after a long day. The dining area connects seamlessly to the living room, filled with natural light from large windows. A conveniently placed two-piece bathroom is an added feature on the main level. Upstairs, you'll find two spacious bedrooms, each thoughtfully designed with a full ensuite bathroom, offering ease and privacy. With a full parking pad in addition to the double tandem garage, you'll have the flexibility to accommodate vehicles or use the extra space for a workshop, hobbies and storage. Located in the sought-after Edison complex, this home is just minutes away from the Gates of Walden shopping center, where you'll find all your favorite amenities. Come and see why this townhouse is the perfect place to call home!**

Inclusions: **None**
Property Listed By: **eXp Realty**

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



