



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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432 Walden Circle SE
Calgary, Alberta

MLS # A2239248



\$409,900

Division:	Walden		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,198 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, See Remarks		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile

Roof: Asphalt Shingle

Basement: None

Exterior: Composite Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, High Ceilings

Water: -

Sewer: -

Condo Fee: \$ 336

LLD: -

Zoning: M-1 d75

Utilities: -

Inclusions: N/A

Welcome to Edison at Walden! This bright and stylish 2-bedroom, 2.5-bath townhome offers the perfect blend of comfort and convenience in one of South Calgary's most desirable communities. Enjoy an open-concept layout with modern finishes, a spacious kitchen, and a private balcony. The home includes parking for two vehicles—an exceptional feature rarely found in similar properties. With low condo fees and beautifully maintained grounds, this is an ideal opportunity for first-time buyers, young professionals, or savvy investors. Located just minutes from shopping, schools, parks, and transit, this home checks all the boxes!