

**432 Walden Circle SE  
Calgary, Alberta**

**MLS # A2239248**



**\$429,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 336
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings		

**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!