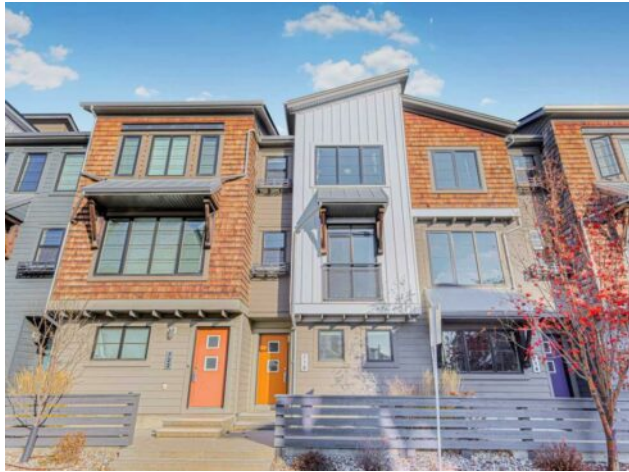


718 Walden Circle SE
Calgary, Alberta

MLS # A2179768



\$470,000

Division:	Walden		
Type:	Residential/Four Plex		
Style:	3 Storey, Side by Side		
Size:	1,575 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 383
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, See Remarks		

Inclusions: N/A

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.