

**55 Walden Walk SE**  
**Calgary, Alberta**

**MLS # A2219266**



**\$434,900**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | Walden                         |               |                   |
| <b>Type:</b>     | Residential/Five Plus          |               |                   |
| <b>Style:</b>    | 3 (or more) Storey             |               |                   |
| <b>Size:</b>     | 1,287 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, Tandem |               |                   |
| <b>Lot Size:</b> | 0.03 Acre                      |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot                |               |                   |

|                    |                                     |                   |        |
|--------------------|-------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile                        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                     | <b>Condo Fee:</b> | \$ 365 |
| <b>Basement:</b>   | None                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cedar, Composite Siding, Wood Frame | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete                     | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Smoking Home                     |                   |        |

**Inclusions:** None

2 car parking in tandem garage and AC unit! Uncover the ultimate in style and comfort at Edison by Avi Urban & a stunning townhome equipped with a new AC unit (2022), versatile double tandem garage, and double primary suites, each with its own ensuite bath and generous walk-in closets, elevating this exceptional townhome to a whole new level of modern living! The home is proudly owned by its original owner, reflecting exceptional care and attention to detail throughout. The open floor plan on the second level features 9ft ceilings, large windows, and a modern kitchen equipped with stainless steel appliances, custom cabinetry, glass tile backsplash. The open dining and living room layout creates an inviting, elongated space that seamlessly flows from the kitchen to the living room. Double patio doors at both ends flood the area with natural light, enhancing the bright and airy atmosphere. Custom window coverings offer light control, allowing you to choose between translucent for a soft, airy ambiance or darkening for enhanced privacy and room darkening. Top level features two spacious bedrooms, along with a versatile den that can easily function as a home office, study, or guest room, and a laundry room with extra storage. Outside, you have a choice of your ground-level concrete patio or upper-level deck & perfect for morning coffee or evening relaxation. Additional highlights include a double tandem garage with a full-size driveway, accommodating up to three vehicles, and a prime location that fronts onto the beautifully landscaped courtyard. This well-maintained complex offers low condo fees and abundant green space, creating a serene setting with easy access to the extensive pathway system. Perfectly positioned, you're just minutes from Somerset/Bridlewood LRT, Stony Trail, Deerfoot Trail, and South Campus Hospital.

Walk to nearby dining and shopping, including Starbucks, Tim Hortons, Save-On-Foods, Sobey's, McDonald's, and Winners. With over 1100 sq ft of thoughtfully designed living space, this townhome combines functionality and style — a must-see for those seeking the ultimate in urban living.