



GRASSROOTS

REALTY GROUP

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134 Walden Circle SE
Calgary, Alberta

MLS # A2312445



\$434,999

Division:	Walden		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,344 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Cul-De-Sac, Interior Lot, Landscaped, Level, Street Lighting, Underground Sp		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 418
Basement:	Partial	LLD:	-
Exterior:	Composite Siding, Shingle Siding	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this bright and beautifully maintained end-unit townhome in the sought-after community of Walden, offering over 1,300 SQFT of stylish living space, central air conditioning, a double tandem attached garage, and an unbeatable combination of natural light, functionality, and location. With windows on three sides and soaring ceilings, this home feels open, airy, and full of light from the moment you walk in. The main living area features hardwood flooring, an inviting electric fireplace, and a thoughtfully designed open-concept layout that makes both everyday living and entertaining effortless. The kitchen offers granite countertops, a large island with seating, ample cabinetry, and plenty of prep space, all flowing seamlessly into the spacious dining area with direct access to the sunny south-facing deck, perfect for BBQs, morning coffee, or relaxing summer evenings. A convenient 2-piece bathroom completes the main floor. Upstairs, the primary bedroom features a walk-in closet and private 3-piece ensuite, while two additional bedrooms, a full 4-piece bathroom, and upper-floor laundry provide the ideal setup for families, guests, or a home office. The lower level offers a welcoming entryway with access to the oversized double tandem garage with additional storage space. Located just minutes from shopping, restaurants, parks, pathways, schools, and major roadways including Macleod Trail and Stoney Trail, this home offers the perfect balance of comfort, convenience, and low-maintenance living in one of Calgary's most popular southeast communities.