



349 Walden Drive SE
Calgary, Alberta

MLS # A2326362



\$435,000

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|------------------|--------------------------------|---------------|-------------------|
| Division: | Walden | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,454 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Tandem | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Back Lane | | |

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|--------------------|--|-------------------|---------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 418 |
| Basement: | None | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | M-1 d75 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Track Lighting, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to this spacious end-unit townhouse in the desirable community of Walden, located just steps from shopping, restaurants, transit, parks, and pathways. This home features a double-attached tandem garage with a driveway, plus ample street parking nearby. Step inside to the bright main floor with hardwood flooring and custom blinds throughout. The dining area is filled with natural light from large windows and a glass door leading to your private balcony with BBQ gas line. The kitchen features stainless steel appliances, quartz countertops, and a large island with breakfast bar, perfect for entertaining. The west-facing living room is flooded with natural light, creating a warm and inviting space to relax. A convenient 2-piece bathroom completes this level. Upstairs, you’ll find three bedrooms with blackout blinds, including a primary bedroom with a walk-in closet and private ensuite. One of the secondary bedrooms also features its own walk-in closet. This level also includes a second full bathroom and convenient laundry area. The double attached tandem garage is fully finished with drywall, paint, textured ceilings, and two windows, offering excellent additional storage space. The Edison is a well-maintained complex in the heart of Walden, featuring beautifully maintained landscaping and convenient access to nearby amenities. Book your showing today!