

# \$409,900 - 432 Walden Circle Se, Calgary

MLS® #A2239248

**\$409,900**

2 Bedroom, 3.00 Bathroom, 1,198 sqft

Residential on 0.02 Acres

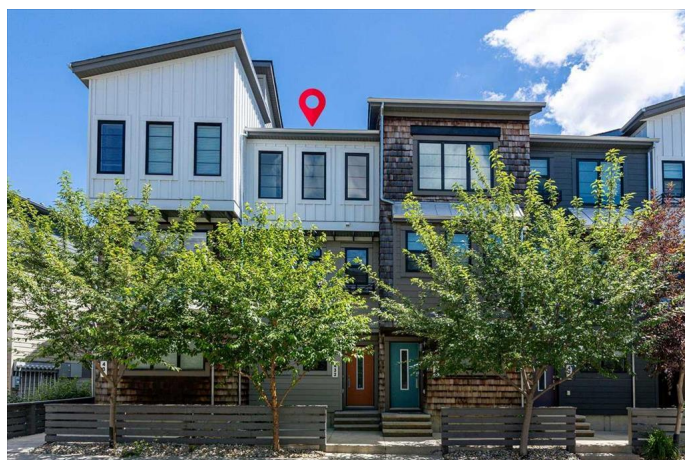
Walden, Calgary, Alberta

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!

Built in 2013

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2239248      |
| Price          | \$409,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,198         |
| Acres          | 0.02          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 432 Walden Circle Se |
| Subdivision | Walden               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X0Y4               |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Trash, Visitor Parking |
| Parking Spaces | 3                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings                                      |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                           |
| Cooling           | None                                                              |
| Basement          | None                                                              |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony                            |
| Lot Description   | Back Lane, Landscaped, See Remarks |
| Roof              | Asphalt Shingle                    |
| Construction      | Composite Siding, Wood Frame       |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 50              |
| Zoning         | M-1 d75         |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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