

# \$469,900 - 534 Walden Circle Se, Calgary

MLS® #A2240816

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,550 sqft

Residential on 0.06 Acres

Walden, Calgary, Alberta

\*\*\*OPEN HOUSES - SATURDAY, July 19th  
Noon-2pm & SUNDAY July 20th Noon-2pm\*\*\*

Welcome home to your remarkable three-bedroom residence in The Edison, an elegant townhouse complex nestled in the vibrant community of Walden, where contemporary sophistication seamlessly blends with refined living. This isn't just a home; it's an elevated lifestyle, offering over 1,550 square feet of thoughtfully designed space across three distinct levels, each crafted for comfort and elegance. Step into the expansive main floor and immediately feel the bright, inviting atmosphere, flooded with natural light from abundant windows and accented by a crisp, modern color palette. The generous living area invites you to unwind by the warm glow of an electric fireplace, elegantly integrated with custom built-ins, and even includes a dedicated niche for your work-from-home needs. This spacious area flows effortlessly into the heart of the home, a sleek kitchen designed for culinary inspiration. Envision creating meals on vast countertops, surrounded by rich wooden cabinetry and a chic backsplash, all anchored by a practical island. A convenient pantry keeps everything organized, while the adjacent dining area is perfect for everything from intimate family meals to elegant soirées, making entertaining effortless. Discreetly tucked away, a two-piece powder room adds convenience for guests, and direct access to the sizable balcony invites you to enjoy the fresh air.



Ascend to the upper level, where private havens await. The sun-drenched primary suite is a true sanctuary, featuring a spacious walk-in closet and a private three-piece ensuite. Two additional well-proportioned bedrooms offer comfortable retreats for family or guests, sharing a beautifully appointed four-piece main bathroom. For added convenience, a dedicated laundry area is also located on this level, simplifying daily routines. Youâ€™ll also enjoy the comfort of central air conditioning, keeping the home cool and refreshing on warm summer days. Parking is never an issue, with an attached, insulated tandem garage providing secure storage for two vehicles plus an additional driveway space for a third. Beyond your door, Walden is a thoughtfully planned community with beautiful green spaces, walking paths, and quick access to every amenity you could need. With direct connections to Macleod and Stoney Trails, commuting and weekend getaways are a breeze. This stunning, move-in-ready property in The Edison is more than just a place to live; itâ€™s an opportunity to embrace a dynamic, accessible lifestyle in one of Calgaryâ€™s most desirable communities. Donâ€™t let this exceptional home slip away. Schedule your private viewing today and experience the allure of The Edison in Walden for yourself.

Built in 2013

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2240816  |
| Price          | \$469,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,550     |

|            |               |
|------------|---------------|
| Acres      | 0.06          |
| Year Built | 2013          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 3 Storey      |
| Status     | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 534 Walden Circle Se |
| Subdivision | Walden               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X 0Y4              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | None   |
| Parking Spaces | 3  |
| Parking        | Double Garage Attached, Driveway, Garage Faces Rear, Insulated, Tandem |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Pantry  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Basement          | None   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony  |
| Lot Description   | Back Lane, Corner Lot, Low Maintenance Landscape, Underground Sprinklers |
| Roof              | Asphalt Shingle  |
| Construction      | Composite Siding, Wood Frame   |

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 17th, 2025  
Days on Market            1  
Zoning                      M-1 d75

**Listing Details**

Listing Office              RE/MAX First

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