

604 Walden Circle SE Calgary, AB T2X 0Y4

Residential
Incomplete [A1083778](#)

DOM: 0
CDOM: **LP:** \$352,888.00
OP: \$0.00



Class: Row/Townhouse
County: Calgary
Type: Five Plus
Levels: Two
Year Built: 2013
LINC#: [0035803667](#)
Arch Style: 2 Storey
Possession: Negotiable
Lot Dim:
Legal Pln: 1312375 **Blk:**
City: Calgary
District: CAL Zone S
Subdivision: Walden
Ttl Beds: 3
F/H Bth: 2/1
LP/SF: \$267.79
Suite: No
Lot Size: SqFt
Lot: **Condo:** Yes
Zoning: M-1 d75
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: Pet Restrictions or Board approval Required
Tax Amt/Yr: \$2,396.00/2020
Loc Imp Amt:
Front Exp: W

Public Remarks: This is where your search ends and the next exciting chapter of your life begins! Come and see the Largest End Unit that sits on a quiet street in the great neighborhood of Walden. You'll love this 3 Bedroom, 2&1/2 Bathroom home with a Tandem Double Garage that gives you 1318 square feet of fully developed and generous space. Spend your summer mornings on the large west facing patio with a fresh cup of coffee and your winter evenings snuggled up by the fireplace with a good book. This is the home you've been dreaming of! Situated in a friendly community, just minutes away to many amenities like Starbucks, Save-On-Foods, Shoppers Drug Mart, most major banks & great restaurants – this house offers everything that a homeowner needs to maintain a happy and comfortable lifestyle. Your search can stop NOW - move-in ready, come See it Today!

Directions:

Rooms & Measurements

| | | | | | | | | | | |
|--------------------|---------------|-----------|-----------|-----------|-----------|-------------------|------------------|-------------|-------|-------------|
| Baths: | 2P | 3P | 4P | 5P | 6P | Bed Abv: 3 | Main: 57 | Mtr2 | 612 | SqFt |
| EnSt Bth: | 0 | 1 | 0 | 0 | 0 | Rms Abv: 6 | Upper: 57 | Mtr2 | 617 | SqFt |
| Garage Dim: | 35`8" x 11`6" | | | | | Total AG: | 122 | Mtr2 | 1,318 | SqFt |

Property Information

Basement: None
Heating: Forced Air, Natural Gas
Construction: Composite Siding, Shingle Siding, Wood Frame
Foundation: Poured Concrete
Exterior Feat: Playground
Roof Type: Asphalt Shingle
Parking: Double Garage Attached, Tandem **Total:** 3
Features: High Ceilings, No Smoking Home, Storage
Comm Feature: Golf, Schools Nearby, Playground, Shopping Nearby
Lot Features: Back Lane, Corner Lot, Low Maintenance Landscape
Goods Include: large display cabinet included,, NEST programmable thermostat with high efficiency settings
Appliances: Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Other Equip: Central Vacuum/Attachments, Garage Door Opener
Lndry Feat: Laundry Room, Upper Level
Cooling: Central Air
Fireplaces: 1/Electric
Flooring: Carpet, Ceramic Tile, Hardwood
Fencing: None
Balcony: Balcony(s), Patio

Condo Information


Condo Name: Z-name Not Listed
Condo Type: Conventional
Mgmt Co/Ph: Condeau Management Services/403-531-1588
Prk Plan Type: Attached Garage
Legal Desc: 1312375/131
Legal Park:
Legal Stor:
of Units:
Fee Includes: Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Post Tension:
Prk Stall #:
Storage Type: In Unit
Locker #:
Registrd Size:
Condo Fee: \$263/Monthly
HOA:
Floor #: 1
Total Floors:
Common Walls: End Unit
Unit Exposure: W
Unit Factor: 71
Prk Unit Factor:

Reg Size Incl:
Assoc Amen: Storage

Rooms Information

| Type | Level | Dimensions | Type | Level | Dimensions |
|------------------|-------|---------------|--------------|-------|---------------|
| Kitchen | Main | 13`0" x 10`6" | Dining | Main | 9`6" x 8`6" |
| Living | Main | 15`8" x 15`6" | Foyer | Lower | 13`10" x 4`0" |
| Laundry | Upper | 3`8" x 3`2" | Balcony | Main | 16`4" x 6`10" |
| Other | Lower | 16`6" x 14`6" | Mstr Bed | Upper | 11`8" x 11`2" |
| Bedrm | Upper | 9`0" x 7`10" | Bedrm | Upper | 11`6" x 10`2" |
| 2pc Bathroom | Main | 5`4" x 5`0" | 4pc Bathroom | Upper | 8`0" x 5`0" |
| 3pc Ensuite bath | Upper | 7`10" x 5`0" | | | |

Agent & Office Information

List REALTOR®: [Mike Abou Daher](#)  team@mikeaboudaher.com **Phone:** 587-333-6400
List Firm: [RE/MAX REALTY PROFESSIONALS](#) **Phone:** 403-259-4141
Appt: ShowingTime **Phone:** 403-809-9386
Showing Contact: Mike Abou Daher **List Date:** 03/23/2021
Comm: 3.5% on first \$100,000.00 and 1.5% on Balance of Sale Price **Expiry Dt:** 07/23/2021
LB Type: SentiLock **With Dt:**
LB Information: front door
Owner Name: Kambeitz **Ownership:** Private
Occupancy: Owner **Occupant Nm:**
Exclusion: No **SRR:** No
Member Rmks: All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com "Due to concerns about COVID-19 and as a courtesy to all parties, please do not schedule or attend showings if anyone in your party exhibits cold/flu-like symptoms or has been exposed to the virus"

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).