



THE
A-TEAM

**RE/MAX
FIRST**

25 WALGROVE Walk #103, Calgary T2X5E2

MLS® #: **A2115872**

Area: **Walden**

Listing Date: **03/21/24**

List Price: **\$329,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 08-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **581**
Low Sqft:
Ttl Sqft: **581**

DOM

59

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Asphalt,Guest,Off Street,Parking Lot,Paved,Stall,Titled

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`6" x 11`6"	Living Room	Main	12`0" x 10`6"
Laundry	Main	7`10" x 3`0"	Bedroom - Primary	Main	10`0" x 9`0"
Bedroom	Main	9`0" x 9`0"	4pc Bathroom	Main	9`0" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$228

Title:
Fee Simple

Zoning:
M-X2

Legal Desc:	2310240	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Welcome to the epitome of luxury living, meticulously crafted by Cardel Homes, Calgary's esteemed luxury builder, nestled within the dynamic community of Walden. Walden Place stands as a beacon of sophistication within Calgary's southeast, offering a harmonious blend of condos and spacious townhomes. Here, residents revel in the convenience of proximity to every essential, from the chic Township Shopping Centre for retail therapy to the cutting-edge South Health Campus for wellness needs. Surrounded by serene parks and open spaces such as the majestic Fish Creek Provincial Park, residents find solace in nature's embrace. This ground-floor haven, spanning 581 square feet, is a testament to contemporary luxury and thoughtful design. Boasting two expansive bedrooms and a sleek contemporary bathroom adorned with an under-mount sink and quartz countertop, every detail exudes elegance. The kitchen is a chef's dream, equipped with stainless steel appliances, upgraded cabinets, an inviting island with a breakfast bar, and luxurious quartz countertops, seamlessly blending style with functionality. Generous storage options ensure clutter-free living, while the laundry room, complete with a washer and dryer, enhances convenience and comfort. Step outside to your private oasis—a sprawling fenced patio spanning 132 square feet, equipped with a gas hookup for effortless outdoor entertaining. Picture yourself basking in the tranquil ambiance, with your vehicle securely parked in the adjacent stall, offering unparalleled convenience. Ideally situated, this property grants immediate access to Walden's finest offerings—from vibrant shopping districts to picturesque ponds and meandering walking trails. With easy accessibility via Macleod Trail and public transit, urban exploration becomes effortless. Embrace the essence of refined urban living, meticulously designed for those who seek the perfect balance of convenience, style, and natural beauty. This condo represents a unique opportunity to own a piece of Calgary's most coveted development, where every detail reflects an unwavering commitment to quality and luxury. Welcome home to Walden Place—where luxury meets lifestyle, and every moment is an unparalleled experience.</p>		
Inclusions: Property Listed By:	<p>None eXp Realty</p>		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







