



THE
A-TEAM

**RE/MAX
FIRST**

80 WALGROVE Common, Calgary T2X 4C2

MLS® #: **A2121193**

Area: **Walden**

Listing Date: **04/09/24**

List Price: **\$475,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **749 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,215**
Low Sqft:
Ttl Sqft: **1,215**

DOM

40

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator**
Int Feat: **Double Vanity,Smart Home**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`3" x 12`5"
Living Room	Main	10`9" x 14`0"
Bedroom	Upper	9`7" x 11`0"
Furnace/Utility Room	Basement	3`3" x 12`0"
4pc Bathroom	Upper	4`11" x 7`7"
Balcony	Main	6`3" x 11`3"

Room	Level	Dimensions
Dining Room	Main	8`6" x 10`9"
Bedroom - Primary	Upper	10`6" x 12`3"
Entrance	Basement	4`2" x 7`9"
2pc Bathroom	Main	3`9" x 5`3"
4pc Ensuite bath	Upper	7`7" x 8`1"

Legal/Tax/Financial

Condo Fee:
\$231

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d100

Legal Desc: **2210011**

Remarks

Pub Rmks:

Welcome to the townhouse that defies time - even after three years, it still feels brand new! Nestled in the serene community of Walden, this modern gem offers the perfect blend of stylish design and functional living spaces. With 2 bedrooms, 2 full baths, 1 half bath, and a double tandem garage, it's a prime example of comfortable urban living. The open-concept layout seamlessly integrates the living, dining, and kitchen areas, while natural light pours in through large windows, highlighting the beautiful finishes and creating a warm ambiance. The chef-inspired kitchen is a true delight, featuring granite countertops, sleek smart stainless steel appliances that can be controlled through your phone, ample cabinetry, and a convenient breakfast bar. Also, let us not forget that your soon to be new home comes with centralized air- conditioning that will be useful in the hot summer days in Calgary. Upstairs, you'll find two spacious bedrooms and two full baths, including a tranquil master retreat. The standout feature is the double tandem garage, providing ample space for parking and additional storage. With a neutral color palette, high-quality finishes, and modern conveniences, this townhouse is move-in ready and allows you to start enjoying the Walden lifestyle immediately. Plus, enjoy the convenience of being near shopping centers like Sobeys, Winners, and a short drive to Walmart and many more amenities. Don't miss your chance to experience the best of modern living with this MOVE-IN READY home - schedule your viewing today!

Inclusions:
Property Listed By:

AIR CONDITIONER
Real Broker

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







