



THE
A-TEAM

**RE/MAX
FIRST**

8 WALGROVE Common, Calgary T2X4C2

MLS® #: **A2121777**

Area: **Walden**

Listing Date: **04/10/24**

List Price: **\$445,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 14-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2019

Lot Information

Finished Floor Area

Lot Sz Ar:

1,180 sqft

Lot Shape:

Abv Sqft:

1,180

Low Sqft:

Ttl Sqft:

1,180

DOM

39

Layout

Beds:

2 (2)

Baths:

2.5 (2 1)

Style:

3 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Low Maintenance Landscape

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Gas Stove, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer Stacked

Int Feat:

Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	6`3" x 5`3"
Dining Room	Second	10`9" x 10`2"
2pc Bathroom	Second	5`4" x 3`2"
4pc Ensuite bath	Third	10`3" x 4`11"
Walk-In Closet	Third	6`5" x 5`5"
Laundry	Third	5`2" x 3`2"
4pc Bathroom	Third	8`10" x 4`11"

Room	Level	Dimensions
Kitchen	Second	10`9" x 9`6"
Living Room	Second	13`11" x 11`5"
Bedroom - Primary	Third	10`10" x 10`4"
Bedroom	Third	13`1" x 9`6"
Walk-In Closet	Third	5`10" x 3`2"
Balcony	Second	18`6" x 6`9"

Condo Fee:
\$192

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d100

Legal Desc: **1910561**

Remarks

Pub Rmks: **Welcome to this 2 Bedroom, 2 1/2 bath townhome equipped with a contemporary and clean designed kitchen to include: OPEN CONCEPT with OVERSIZED ISLAND, QUARTZ COUNTERS, lots of cabinets, GAS STOVE and STAINLESS appliances. The spacious dining and living room area has great natural light coming from the west, opening to an oversized deck - big enough to entertain family and friends. Upstairs, there are two very generous bedrooms, the primary bedroom, to easily fit a king-sized bed boasts a beautiful 4 pc ensuite with dual vanity and a walk-in closet with the second bedroom equipped with large closet. Upper level is completed with a stacked washer/dryer and additional 4 pc bath. The home features 9 foot ceilings and upgraded luxury vinyl flooring. Holland Park in Walden offers a vibrant, urban lifestyle with natural green space pathways, easy access to schools and daycare, shopping, and endless amenities at Township Shopping Center.**

Inclusions: **All window coverings**
Property Listed By: **eXp Realty**

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







