



THE
A-TEAM

**RE/MAX
FIRST**

35 WALGROVE Walk #410, Calgary T2X 4S6

MLS® #: **A2124680**

Area: **Walden**

Listing Date: **05/10/24**

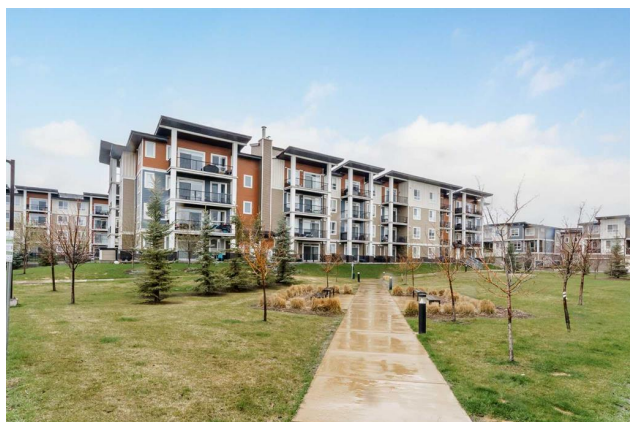
List Price: **\$390,000**

Status: **Active**

County: **Calgary**

Change: **-\$17k, 07-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **701**
Low Sqft:
Ttl Sqft: **701**

DOM

129
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Kitchen Island, No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	4`11" x 8`5"	4pc Bathroom	Main	4`11" x 8`3"
Kitchen	Main	13`10" x 11`6"	Bedroom - Primary	Main	10`6" x 10`3"
Bedroom	Main	10`5" x 10`1"	Living Room	Main	13`11" x 9`9"

Legal/Tax/Financial

Condo Fee: **\$293**

Title: **Fee Simple**

Zoning: **M-X2**

Fee Freq:
Monthly

Legal Desc: **2011368**

Remarks

Pub Rmks: **Welcome to this 2-bedroom, 2-bathroom contemporary and stylish apartment in the desirable neighborhood of Walden. Step into the gorgeous white kitchen featuring stainless steel appliances and quartz countertops, creating an elegant atmosphere. The dining area seamlessly flows into a cozy living room. The primary bedroom features two closets and a 3 piece ensuite. Enjoy your morning coffee in a quiet atmosphere with a courtyard view. The spacious balcony is, perfect for enjoying the outdoors with a gas-line BBQ. There is in-suite laundry, titled underground heated parking (#410), and an additional storage locker (#410) in the parkade. Just a 2-minute stroll away, Township Plaza offers all the amenities you could desire, including grocery stores, coffee shops, banks, parks, walking paths, ponds, and various restaurants. Walden is a highly sought-after community, rich in amenities and close to schools, public transit, the South Health Campus, McLeod Trail, Stoney Ring Road/22x, and Deerfoot Trail. Don't miss the opportunity to call this stylish condo in Walden your new home!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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