



THE
A-TEAM

**RE/MAX
FIRST**

40 WALGROVE Walk #215, Calgary T2X 5A2

MLS®#: **A2131463**

Area: **Walden**

Listing Date: **05/12/24**

List Price: **\$424,900**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 04-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **916**
Low Sqft:
Ttl Sqft: **916**

DOM

46
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Corner Lot,Landscaped**
Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Elevator,High Ceilings,No Smoking Home,Quartz Counters,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	10`5" x 11`7"	Bedroom	Main	9`5" x 9`8"
Dining Room	Main	7`3" x 10`1"	Kitchen	Main	10`2" x 10`7"
Living Room	Main	10`2" x 11`0"	Laundry	Main	3`3" x 5`9"
Balcony	Main	5`11" x 24`5"	4pc Ensuite bath	Main	7`9" x 7`4"
4pc Bathroom	Main	9`4" x 4`11"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$354

Fee Simple

M-X2

Fee Freq:

Monthly

Legal Desc: 2210083

Remarks

Pub Rmks: **Welcome to Walgrove Place! Located in the desirable community of Walden, this well maintained complex is conveniently located near numerous amenities, including shopping, transportation, schools, easy access to the Bow River in Chaparral Valley, connected to Fish Creek Park, providing opportunities for outdoor recreation. This air conditioned unit features a bright open floor plan with Luxury Vinyl Plank throughout, comes with a modern kitchen, features quartz countertops, tiled backsplash, quartz island with seating, convenient for casual dining and entertainment, upgraded light fixtures, stainless steel appliances, spacious pantry, dining room, living room with a gas fireplace, large primary bedroom with a 4-piece ensuite and walkin closet, 2nd bedroom, 4 piece main bath, in-suite laundry, coupled with a storage area, and a large wrap around deck with gas line for BBQ. Also included is a titled underground parking stall and storage locker. Call today for your private viewing!**

Inclusions:

None

Property Listed By:

RE/MAX Real Estate (Mountain View)

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







