



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**44 WALGROVE Green, Calgary T2X2H8**

MLS®#: **A2146902**      Area: **Walden**      Listing **07/04/24**      List Price: **\$599,999**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$20k, 15-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2016**      Abv Sqft: **1,465**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **2,723 sqft**      Ttl Sqft: **1,465**  
 Lot Shape:

DOM

**74**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 4`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>35`7" x 5`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`10" x 13`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`8" x 15`11"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>5`8" x 9`11"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>8`0" x 6`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 12`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 10`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`11" x 13`11"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 9`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`7" x 12`6"</b>	<b>Game Room</b>	<b>Basement</b>	<b>17`5" x 11`2"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`5" x 12`7"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**1513310**

Remarks

Pub Rmks: **\*\*\*OPEN HOUSE SEPTEMBER 14-15 1:00PM-4:00PM\*\*\* Dream Home in Walden Awaits You! Welcome to your next adventure in the heart of the sought-after Walden neighbourhood! This delightful 4-bedroom gem is bursting with charm and ready to be your family's forever home. Step inside and feel the warmth of a well-maintained, cozy haven that promises joy in every corner. Key Features: 4 Spacious Bedrooms: Perfect for family living, offering comfort and tranquility. Finished Basement: A versatile space for a playroom, home office, or entertainment hub. 2-Car Detached Garage: Ample space for your vehicles and storage needs. Prime Location: Nestled in Walden, a neighbourhood renowned for its vibrant community and proximity to top-notch amenities and schools. Imagine the laughter and memories waiting to be made in this beautiful home. Whether it's a cozy movie night in the finished basement or a sunny afternoon in the spacious backyard, every day will feel like a new adventure. Don't miss out on this fantastic opportunity to make Walden your home! Come and experience the perfect blend of comfort, convenience, and community. Your dream home is just a visit away!**

Inclusions: **N/A**  
Property Listed By: **First Place Realty**

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









