



THE
A-TEAM

**RE/MAX
FIRST**

30 WALGROVE #205, Calgary T2X 4M9

MLS® #: **A2154026** Area: **Walden** Listing **07/30/24** List Price: **\$429,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2019**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **791**
 Low Sqft:
 Ttl Sqft: **791**

Underground

DOM

50
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner**
 Int Feat: **Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`2" x 11`4"	Bedroom - Primary	Main	10`9" x 10`7"
Bedroom	Main	8`5" x 8`11"	Bedroom	Main	7`10" x 9`0"
Kitchen With Eating Area	Main	10`5" x 9`9"	Entrance	Main	3`5" x 8`2"
Laundry	Main	3`8" x 3`4"	Walk-In Closet	Main	3`1" x 8`1"
4pc Ensuite bath	Main	4`11" x 7`11"	4pc Bathroom	Main	4`11" x 8`0"
Balcony	Main	5`11" x 12`11"			

Legal/Tax/Financial

Condo Fee:
\$332

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X2

Legal Desc: **1910941**

Remarks

Pub Rmks: **Highly UPGRADED and superb LOCATION Apartment with THREE Bedrooms. AIRCONDITIONING , HIGH END CEILING FANS, GASLINE BBQ, STAINLESS STEEL Appliances, Chimney HOOD FAN, EXTRA SHELIVING, Kitchen with PENDANT LIGHTS & additional DUAL Tracking lights, LUXURY VINYL PLANK flooring - list of upgrades goes on. TITLED HEATED UNDERGROUND Parking and a storage space along with it makes life easier. The SPACIOUS living room , adjoining it through large sliding glass doors to your own PRIVATE BALCONY with beautiful views .The SPACIOUS primary bedroom features a walk in closet with extra shelving and a luxurious 4pc ensuite . The other two bedrooms are also decent sized , another full washroom and an in-unit laundry completes this wonderful apartment. Low condo fees is the icing on the cake. Please book the showing of this apartment through your favorite realtor before it is gone !**

Inclusions:
Property Listed By: **N/A**
Royal LePage METRO

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











