



THE
A-TEAM

**RE/MAX
FIRST**

100 WALGROVE Court #2104, Calgary T2X 4N1

MLS® #: **A2154931**

Area: **Walden**

Listing Date: **08/02/24**

List Price: **\$459,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **970**
Low Sqft:
Ttl Sqft: **970**

DOM

47
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,No Neighbours Behind,Street Lighting,Yard Lights,Private**
Park Feat: **Garage Door Opener,Garage Faces Side,Single Garage Attached,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Courtyard,Private Entrance,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator**
Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`8" x 11`1"
Foyer	Main	7`8" x 6`1"
Bedroom - Primary	Upper	11`0" x 9`11"
3pc Ensuite bath	Upper	
Furnace/Utility Room	Main	19`0" x 5`11"

Room	Level	Dimensions
Kitchen	Main	15`8" x 9`2"
2pc Bathroom	Main	
Bedroom	Upper	10`1" x 8`11"
4pc Bathroom	Upper	
Family Room	Basement	15`0" x 15`0"

Legal/Tax/Financial

Condo Fee:
\$212

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d85

Legal Desc: **2010488**

Remarks

Pub Rmks: ***Smart Investor's or buyer's choice - Why rent when you can live here? You can also take advantage of the more extended move-in date of December 2024. This family-approved, super-clean home features two bedrooms, 2 parking, and 2.5 bathrooms. Other convenient lifestyle features include a private primary bedroom ensuite, attached single car garage, extra outdoor parking stall #130, a fully finished basement with a large family room, and a private NW-facing front yard with a 10 x 12 concrete patio and views to the open park area. Check out the 3D tour, high-resolution photos, and floor plans. You are near the Legacy and Walden shops and very close to all amenities: Transit, Tim Hortons, Starbucks, Stoney Trail, #2 highway, parks, schools, churches, and playgrounds. Plus, there are bike pathways, a dog park, soccer fields, a skate park, and banking, medical, and entertainment needs all nearby! With 1441+ square feet of living space, this home is one of the most popular plans in the community! The main floor is very bright & open with extra windows with more views. The main living areas have also been upgraded with high-end wide plank wood laminate floors and quiet carpet in the bedrooms, basement, and staircases. The Kitchen features upgraded grey shaker-style cabinet doors, white quartz countertops, and subway tiles—a central peninsula island with a flush eating bar, and more storage. Plus, there are ceiling-high kitchen cabinets, under-cabinet lighting, and upgraded stainless appliances. The main primary bedroom is also large with a sunny west-facing window, a walk-in closet, and your 3-piece ensuite. The second bedroom is oversized with a closet. BONUS: A fully finished basement with a 15' x 15' family room, laundry, storage and utility area. This condo townhome also has the luxury of an extra exclusive use owner parking right out front, and extra visitor parking stalls are nearby for your guests. ... very convenient! Call your friendly REALTOR(R) to book a viewing!**

Inclusions: **N/A**
Property Listed By: **Jayman Realty Inc.**

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