



THE
A-TEAM

**RE/MAX
FIRST**

20 WALGROVE Walk #316, Calgary T2X4L2

MLS® #: **A2156180**

Area: **Walden**

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

List Price: **\$329,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2018**

Finished Floor Area
Abv Sqft: **607**
Low Sqft:
Ttl Sqft: **607**

DOM

41
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage, Parkade, Titled, Underground

Utilities and Features

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

Construction: **Wood Siding**
Flooring: **Concrete**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Built-in Features, Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`7" x 4`11"	Bedroom	Main	12`1" x 9`2"
Kitchen	Main	11`10" x 11`2"	Living Room	Main	14`3" x 10`0"
Bedroom - Primary	Main	9`8" x 10`0"			

Legal/Tax/Financial

Condo Fee:
\$265

Title: **Fee Simple**
Fee Freq:

Zoning: **M-X2**

Monthly

Legal Desc: **1810765**

Remarks

Pub Rmks: ***VIRTUAL TOUR INCLUDED* Welcome to your new home in the vibrant, sought-after community of Walden! This immaculately maintained unit offers the perfect blend of comfort and convenience. Ideally located near transit, schools, shopping, outdoor activities & only minutes from major roadways. Step inside to discover modern finishings throughout; quartz countertops, a FRESHLY PAINTED living area (Feb 2024) and BRAND-NEW FLOORING (Feb 2024), providing a modern and stylish foundation whether you're looking for a hands-off investment opportunity or turn-key new home. In unit is a sizeable laundry area, providing lots of extra storage. The open-concept living space is flooded with natural light, thanks to a large, inviting patio steps away from your kitchen & living room. Additional highlights include TITLED UNDERGROUND PARKING, SECURE UNDERGROUND STORAGE & a recently purchased portable AIR CONDITIONING UNIT, ensuring year-round comfort. This pet and smoke-free home promises a clean and healthy living environment. Don't miss this opportunity to own a recently renovated, move-in-ready condo in one of Calgary's best communities. Schedule your showing today!**

Inclusions: **Portable Air Conditioning Unit**
Property Listed By: **Real Broker**

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