



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20 WALGROVE Walk #303, Calgary T2X 4L2**

MLS® #: **A2158292**      Area: **Walden**      Listing Date: **08/16/24**      List Price: **\$419,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **796**  
 Low Sqft:  
 Ttl Sqft: **796**

**Parkade, Underground**

DOM

**33**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard, Central**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer**  
 Int Feat: **Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>9`0" x 10`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`0" x 11`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>6`1" x 11`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`4" x 11`4"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`10" x 7`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`8" x 9`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`7"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`6" x 4`11"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>4`10" x 8`1"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$332

Fee Simple

M-X2

Fee Freq:

Monthly

Legal Desc: 1810765

Remarks

Pub Rmks: **Welcome to your new home in the highly sought-after community of Walden! This impeccably maintained 2-bedroom 2-bathroom condo offers modern living with its open and inviting floor plan, characterized by large windows, 9-foot ceilings, and an abundance of natural light. The gourmet kitchen is a chef's delight, featuring built-in appliances, upgraded quartz countertops, a chic backsplash, and a spacious pantry. Elegant LVP flooring flows throughout the kitchen and living room, while the bedrooms are comfortably carpeted. The award-winning floor plan is thoughtfully designed with one bedroom on either side of the living area, ensuring privacy and convenience. The master suite boasts a walkthrough closet and a luxurious ensuite bathroom with dual sinks, quartz countertops and an upgraded tiled shower stall. The second bedroom is generously sized and airy, providing ample space for guests or family. Enjoy outdoor living on the large covered deck, complete with a BBQ hookup - perfect for entertaining or relaxing. Additional features include in-suite laundry, air conditioning, a titled parking space, right behind the parking it's an assigned storage space for great convenience. Located just one block from Walden Ponds with easy access to Calgary Pathways, this condo is also a short stroll from several shopping plazas, close to schools, and conveniently near MacLeod Trail, Deerfoot Trail, and Stoney Trail. Ideal for first-time buyers, downsizers, or investors seeking a prime location with modern amenities. Don't miss out—book your viewing today!**

Inclusions: N/A

Property Listed By: TREC The Real Estate Company

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