

20 WALGROVE Walk #303, Calgary T2X 4L2

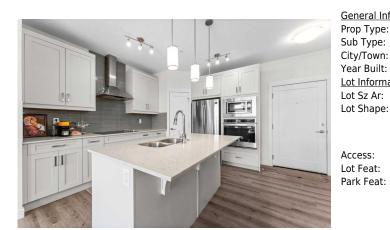
Utilities:

Walk-In Closet

A2158292 Walden Listing 08/16/24 List Price: **\$419,000** MLS®#: Area:

Status: Active County: Calgary None Association: Fort McMurray Change:

Date:



Main

General Information

Prop Type: Residential Sub Type: **Apartment** City/Town: Calgary

Finished Floor Area 2018 Year Built: Abv Saft: Lot Information Low Sqft:

Ttl Sqft: Lot Sz Ar:

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

796

796

2 (2)

1

2.0 (2 0)

Low-Rise(1-4)

33

Park Feat: Parkade, Underground

Utilities and Features

Roof: Construction:

Heating: Baseboard, Central **Wood Frame** Sewer: Flooring:

Ext Feat: Balcony Carpet, Tile, Vinyl Plank

> Water Source: Fnd/Bsmt:

Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Kitchen Appl:

Int Feat: Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters

Room Information

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

Legal/Tax/Financial

Condo Fee: Title: Zoning:

4`10" x 8`1"

\$332 Fee Simple M-X2
Fee Freq:

Monthly

Legal Desc: 1810765

Remarks

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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

Pub Rmks:

Property Listed By: TREC The Real Estate Company

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