



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20 WALGROVE #215, Calgary T2X4L2**

MLS® #: **A2158505** Area: **Walden** Listing Date: **08/17/24** List Price: **\$314,900**  
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:

Finished Floor Area

Abv Sqft: **582**  
Low Sqft:  
Ttl Sqft: **582**

DOM

**96**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat: **Stall**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding**  
Flooring: **Carpet, Laminat**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
Int Feat: **Open Floorplan, Quartz Counters, Storage**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>13`10" x 139`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`7" x 11`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`10" x 9`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 9`3"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`5" x 9`5"</b>			

Legal/Tax/Financial

Condo Fee: **\$247** Title: **Leasehold** Zoning: **M-X2**  
Fee Freq: **Monthly**

Legal Desc:	1810765	Remarks
Pub Rmks:	<p><b>Welcome to your new home! This charming 2-bedroom condo, is perfect for both young professionals and retirees looking for a comfortable and convenient lifestyle. The open-concept layout maximizes space and natural light, offering a seamless flow from the modern kitchen to the spacious living area. Step out onto your large balcony, ideal for morning coffee or evening relaxation, and enjoy the fresh air. The unit comes with the added convenience of ensuite laundry, ensuring you have everything you need right at your fingertips. With low condo fees, you'll appreciate the affordability and ease of maintenance. Plus, the location couldn't be better—you're just steps away from local amenities, shops, and public transit, making everyday living a breeze. Don't miss out on this opportunity to experience easy living in a vibrant community. Schedule your viewing today!</b></p>	
Inclusions:	N/A	
Property Listed By:	eXp Realty	

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









