



THE
A-TEAM

**RE/MAX
FIRST**

45 WALGROVE Plaza, Calgary T2X 4E1

MLS®#: **A2159884** Area: **Walden** Listing **08/29/24** List Price: **\$539,999**
 Status: **Active** County: **Calgary** Change: **-\$10k, 09-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **1,097 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,505**
 Low Sqft:
 Ttl Sqft: **1,505**

DOM

20
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Landscaped**
 Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Rear,Guest,Insulated,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer Stacked**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	12`0" x 15`0"	Furnace/Utility Room	Main	6`9" x 3`6"
2pc Bathroom	Second	4`6" x 7`3"	Dining Room	Second	10`0" x 11`9"
Kitchen	Second	12`6" x 13`0"	Living Room	Second	12`1" x 15`1"
4pc Bathroom	Third	4`11" x 8`7"	4pc Ensuite bath	Third	7`9" x 7`10"
Bedroom	Third	9`5" x 11`0"	Bedroom	Third	9`5" x 8`11"
Bedroom - Primary	Third	12`0" x 11`3"			

Legal/Tax/Financial

Condo Fee:
\$272

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X2

Legal Desc: **1612853**

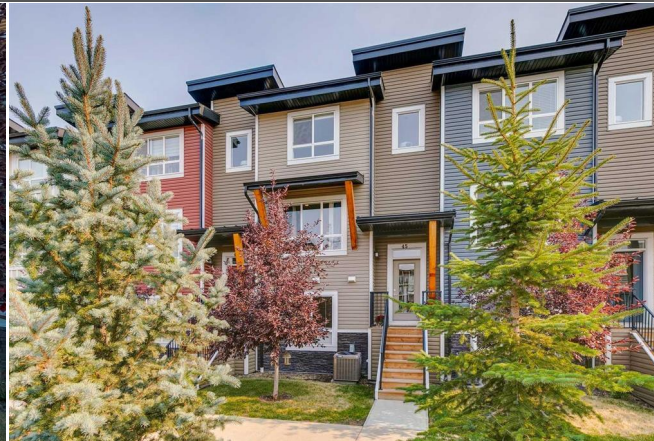
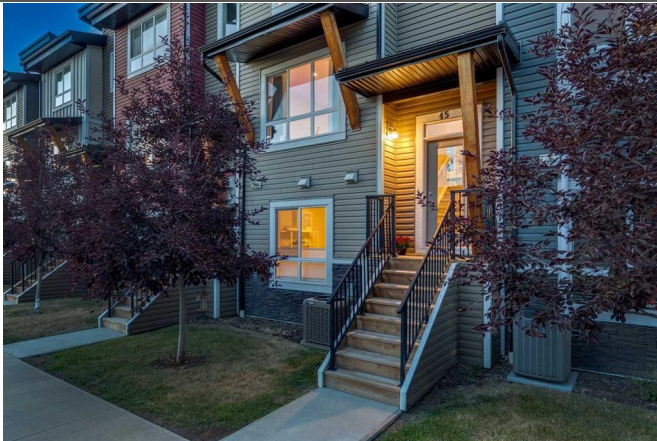
Remarks

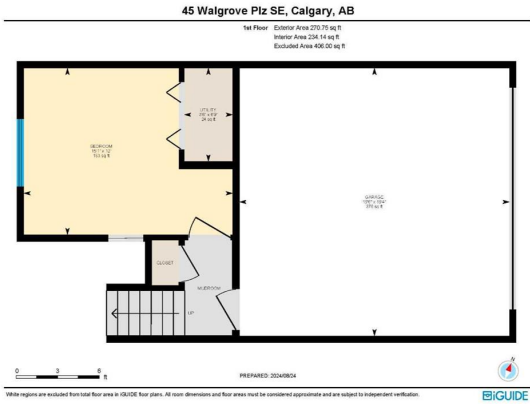
Pub Rmks: **Step into this stunning 4-bedroom townhouse, a modern haven built in 2020 that promises to be the perfect blend of luxury and convenience. From the moment you enter, you'll be captivated by the thoughtful design and attention to detail that defines every inch of this home. The versatile bottom level boasts a spacious bedroom with 9' ceilings, ideal for transforming into a home office, a vibrant kids' playroom, or whatever your imagination desires. As you ascend to the main floor, you'll be greeted by an inviting open-concept layout, where the kitchen, living room, and dining area flow together seamlessly, perfect for both entertaining and everyday living. Step out onto the balcony, complete with a gas BBQ hook-up, and envision summer evenings spent grilling and relaxing. The kitchen is a culinary enthusiast's dream, featuring sleek quartz countertops, a generous island with a breakfast bar, stainless steel appliances, and a stunning ceiling-high backsplash that adds a touch of elegance to the heart of the home. With 9' ceilings gracing both the main and bottom floors, the townhouse feels airy and spacious, enhancing every moment you spend here. A convenient half bathroom on the main floor adds to the thoughtful layout. Upstairs, discover the ultimate in comfort and functionality. The laundry is strategically placed for easy access, along with three generously sized bedrooms and two full bathrooms. The primary bedroom is a true retreat, offering a large walk-through closet that leads to an oversized ensuite bathroom. Relax in your spa-like ensuite after a long day, where you will find dual sinks, quartz countertops, and a beautifully tiled, expansive shower that invites you to unwind in luxury. At the back of the property, you'll find the double attached, insulated garage, offering both protection for your vehicles and extra storage space. With super low condo fees, this home is as practical as it is beautiful. Located just across the street from a bus route and within walking distance to all the amenities you could desire, including restaurants, fire hall, and scenic walking trails, this townhouse offers a lifestyle of unparalleled convenience. Golf enthusiasts will appreciate the proximity to a nearby golf course (9-minute drive to Heritage Pointe Golf Club), and the proximity to Spruce Meadows (9-minute drive) adds a unique charm to the area. This is more than just a home; it's a place where your dreams and reality converge. Welcome to your next chapter!**

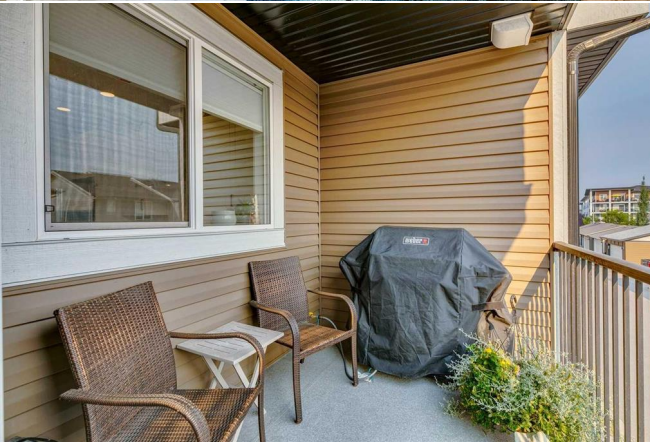
Inclusions: **Refrigerator, Stove, Microwave, Range Hood, Dishwasher, Washer, Dryer, Central Air Conditioner, garage door opener with 2 remotes, remainder of new home warranty, ceiling fans, extra flooring in basement storage room, blinds**

Property Listed By: **RE/MAX First**

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







45 Walgrove Plz SE, Calgary, AB

2nd Floor Main Exterior Area 655.11 sq ft Interior Area 555.55 sq ft



0 3 6 ft

PREPARED: 20/NOV/24



White regions are excluded from total floor area in OQ/OQ2 floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



