



THE
A-TEAM

**RE/MAX
FIRST**

307 WALGROVE Boulevard, Calgary T2X4C8

MLS®#: **A2162537**

Area: **Walden**

Listing Date: **09/13/24**

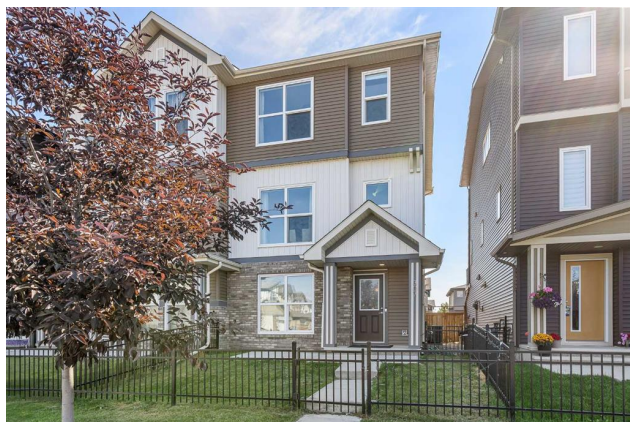
List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 25-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,847

Year Built:

2016

Low Sqft:

Ttl Sqft:

1,847

Lot Information

Lot Sz Ar:

2,744 sqft

Lot Shape:

DOM

68

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

3 Storey,Side by Side

Parking

Ttl Park:

6

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Front Yard,Landscaped,Rectangular Lot

Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Rear,Off Street,Parkade

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Private Yard**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete,Slab

Kitchen Appl:

Central Air Conditioner,Dishwasher,Gas Range,Microwave,Oven,Range Hood,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Breakfast Bar,Kitchen Island,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Den	Main	12`0" x 10`0"
Kitchen	Second	16`0" x 14`5"
2pc Bathroom	Second	7`7" x 4`11"
Bedroom	Third	12`5" x 9`7"
4pc Ensuite bath	Third	10`7" x 5`5"

Room	Level	Dimensions
Living Room	Second	18`10" x 13`2"
Dining Room	Second	18`10" x 7`6"
Bedroom - Primary	Third	16`2" x 13`1"
Bedroom	Third	12`5" x 8`11"
4pc Bathroom	Third	8`0" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-2M

1612903

Remarks

Pub Rmks:

Welcome to this stunning 3-storey semi-detached home offering nearly 1,850 sqft of thoughtfully designed living space in the highly sought-after community of Walden, SE Calgary. Boasting 3 bedrooms, 2.5 bathrooms, a north facing front yard and patio, an incredible 6 parking spots with rear attached garage, and a spacious balcony facing south, with NO condo fees and NO HOA, this home is a dream come true for families and anyone needing extra vehicle space. The main floor features a versatile den—perfect for a home office—along with a huge storage room and a convenient double car attached garage. Extra-long drive way allow 4 more cars to be parked. On the second level, you'll be greeted by a bright and modern open-concept kitchen, complete with a sleek island, ample cabinets, a spacious pantry, gas range, built-in microwave, stainless steel appliances, and upgraded pot lights. The adjacent living area is filled with natural light, thanks to its large south-facing windows, and opens onto a sunny balcony with a gas line for your BBQ. On the opposite side, the dining area features massive north-facing windows that overlook a quiet street, offering tranquil views of lush, green, open landscapes. The third level hosts the expansive primary bedroom with a picturesque window, a walk-in closet, and a private 4-piece ensuite. Two additional bedrooms, a second 4-piece bathroom, and a laundry area complete this level, providing comfort and convenience for the whole family. Outside, the front yard is fenced and landscaped, with a concrete patio perfect for enjoying warm summer evenings. In the back, you'll find a huge south facing balcony on the main floor along with a massive concrete driveway with room for four more vehicles, making this home ideal for families with multiple cars or a larger vehicle like a truck / RV / Trailer. Additional perks include central air conditioning, a nearby children's park and playgrounds, and close proximity to shopping, recreational centers, hospitals, and the Bow River. With quick access to Macleod Trail, commuting into the city is a breeze. Don't miss out on this fantastic home in Walden—book your showing today!

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Central)

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



