



THE
A-TEAM

**RE/MAX
FIRST**

25 WALGROVE Walk #108, Calgary T2X5E2

MLS® #: **A2163863**

Area: **Walden**

Listing Date: **09/07/24**

List Price: **\$469,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 15-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2023**

Finished Floor Area

Abv Sqft: **1,033**

Low Sqft:

Ttl Sqft: **1,033**

DOM

11

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Titled, Underground

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**
Sewer: **Balcony, BBQ gas line**

Construction: **Wood Frame**

Flooring: **Vinyl Plank**

Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Electric Range, Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Double Vanity**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`9" x 15`0"	Dining Room	Main	10`0" x 11`8"
Living Room	Main	9`2" x 11`9"	Bedroom - Primary	Main	11`6" x 16`9"
Bedroom	Main	9`5" x 12`1"	4pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee: **\$465**

Title: **Fee Simple**

Zoning: **M-X2**

Fee Freq:
Monthly

Legal Desc: **2310240**

Remarks

Pub Rmks: **Welcome to Unit #108 - 25 Walgrove Walk SE. Absolutely Pristine apartment condo in the heart of the SE's Newest communities. This stunning apartment is likely the nicest I have ever had the pleasure of listing in my career. With over 1030 sqft (Builder size advertised as 1104 sqft) this is certainly not your average size apartment condo. Built by one of Calgary's most popular builders (Cardel Lifestyles) this Evergreen XL Floor plan is large, bright and open. Over \$30K in upgrades including quartz countertops, stainless built in appliance package, 41" high cabinets with undermount lighting, high end window coverings, as well as Air Conditioning and a gas line for your barbecue. You will notice immediately how bright the home is with extra large windows and a large patio door. The extra height in the ceilings allows for the extra light and makes this apartment feel much larger. The modern Vinyl Plank flooring is easy to maintain and very welcoming with neutral colors. With 2 bathrooms including a wonderful ensuite with floor to ceiling tiled shower, and tile floors and upgraded undermount sinks. Not only is the interior living space incredibly large the exterior patio space is the largest I have seen. With over 200 sqft of wrap around patio space this unit is perfect for entertaining or just enjoying the weather. Enjoy the convenience of ground floor living with a newly installed gate directly to the patio. The location is very close to shopping, and all of the amenities you would expect in a new community in Calgary including very easy access to Macleod Trail and Stoney Trail. Also included is an underground separately titled parking stall and storage locker. Absolutely in better than new condition, if you are looking to enjoy apartment style living without the sacrifice of modern upgraded living space then you must see this home. This is the one.**

Inclusions: **None**
Property Listed By: **RE/MAX iRealty Innovations**

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







