

35 WALGROVE Walk #305, Calgary T2X 4S6

MLS® #: **A2165504** Area: **Walden** Listing Date: **09/13/24** List Price: **\$300,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 17-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **577**
 Low Sqft:
 Ttl Sqft: **577**

DOM
6
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: **Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**
 Int Feat: **Kitchen Island, Pantry, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`8" x 9`10"	Kitchen	Main	11`4" x 8`4"
Dining Room	Main	7`10" x 4`1"	Laundry	Main	7`9" x 3`3"
Balcony	Main	12`10" x 5`11"	Foyer	Main	3`9" x 3`5"
Bedroom - Primary	Main	9`11" x 8`10"	Bedroom	Main	9`2" x 8`10"
4pc Bathroom	Main	8`10" x 4`11"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$246

Fee Simple

M-X2

Fee Freq:

Monthly

Legal Desc: 2011368

Remarks

Pub Rmks: **This beautifully designed 2-bedroom apartment with underground parking and private locker, located on the third floor, offers modern living with stylish finishes in the highly desirable Walden community. The Modern Kitchen equipped with quartz countertops, sleek stainless steel appliances, and ample cabinet space, perfect for culinary enthusiasts. A bright, open-plan living area that flows seamlessly into the kitchen, ideal for both relaxing and entertaining. Prime Location: Situated in the vibrant Walden neighborhood, close to schools, kindergartens, and public transportation for added convenience. Nearby Shopping & Amenities: Just minutes from the Township Shopping Plaza, offering a variety of shops, dining options, and essential services. This apartment is perfect for those seeking a modern, comfortable home in a convenient and family-friendly community.**

Inclusions: N/A

Property Listed By: MaxWell Canyon Creek

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





