



THE
A-TEAM

**RE/MAX
FIRST**

40 WALGROVE Walk #115, Calgary T2X 5A2

MLS® #: **A2165529** Area: **Walden** Listing Date: **09/12/24** List Price: **\$424,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **791**
Low Sqft:
Ttl Sqft: **791**

Additional Parking, Enclosed, Heated Garage, Secured, Stall, Titled, Underground
Utilities and Features

DOM

7

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Roof: **Asphalt Shingle**
Heating: **Baseboard, Boiler**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

Construction: **Cement Fiber Board, Mixed, Stone, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`9" x 4`11"	Kitchen	Main	9`0" x 13`4"
Dining Room	Main	5`4" x 6`8"	Living Room	Main	10`10" x 11`1"
Bedroom - Primary	Main	10`4" x 11`5"	Bedroom	Main	9`6" x 10`9"
Laundry	Main	4`11" x 5`6"	4pc Bathroom	Main	4`11" x 7`9"
4pc Ensuite bath	Main	7`11" x 7`11"	Balcony	Main	6`5" x 31`0"

Legal/Tax/Financial

Condo Fee: **\$348** Title: **Fee Simple** Zoning: **M-X2**
Fee Freq:

Monthly

Legal Desc: 2210083

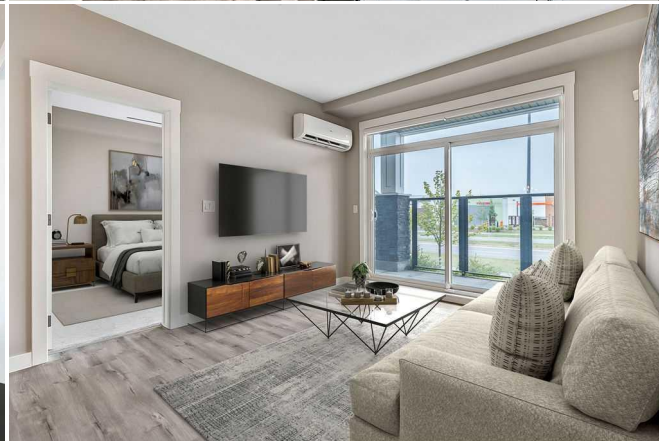
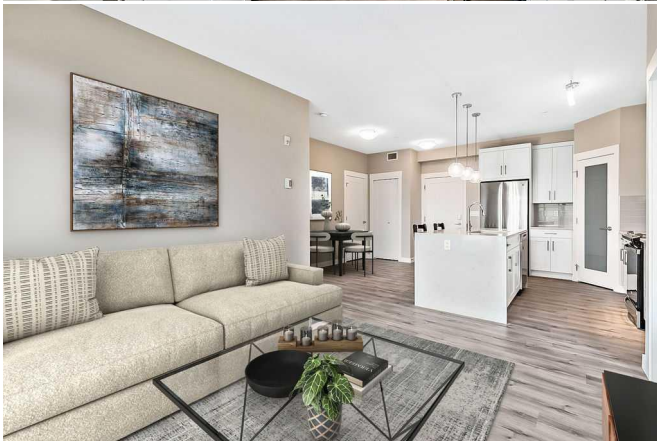
Remarks

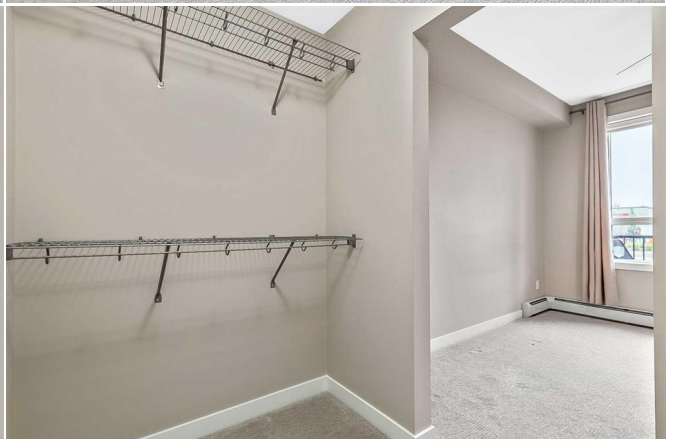
Pub Rmks: **Looking for the ultimate dream condo? Look no further! Welcome to the epitome of modern convenience and luxury living, nestled in the perfect spot. This stunning 2 bedroom, 2 bathroom unit isn't just a home; it's a lifestyle upgrade. Featuring an impressive 31-foot SW facing patio surrounded by glass, this is where your morning coffee awaits! Once inside, you'll be dazzled by the top-notch upgrades handpicked for your utmost delight. Imagine extended height cabinets with room for all your culinary gadgets, a waterfall quartz island serving elegance on a platter, and a Miele dishwasher so efficient you'd think it washed dishes by magic. Throw in a chic farm-style sink, and your kitchen is Instagram-ready. The luxury upgrades continue with thicker quartz countertops, stress-free LVP flooring, and an automated entry door lock. Got grilling plans? A dedicated gas line awaits your BBQ expertise on the patio. Enjoy air conditioning to keep cool during Calgary's sizzling summer days, and store your treasures in your own locked storage unit. Convenience is at your doorstep with main floor access, plus the luxury of TWO titled parking spots—one in a cozy, heated underground garage and the other in a convenient surface stall. Bring your pet too; this building welcomes furry companions (with a nod of approval, of course). Location-wise, you're practically living in a golden spot! Just across the street, the Township in Legacy offers every conceivable amenity. Schools and public transit are just a hop, skip, and jump away, making daily life a breeze. Isn't it time to turn this condo into your fabulous new home? Don't let this opportunity pass—come see it today, and be prepared to fall in love!**

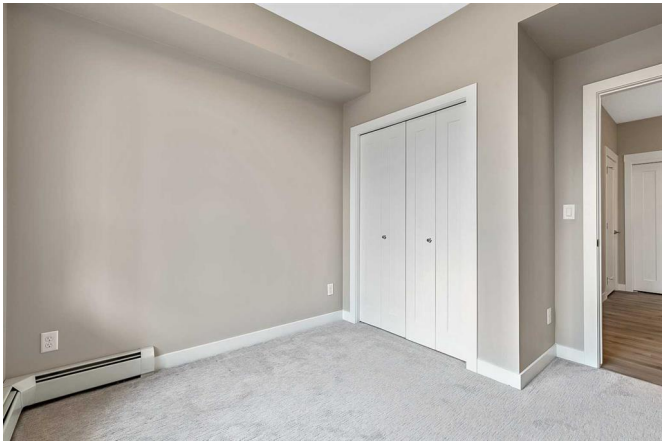
Inclusions: N/A
Property Listed By: Real Broker

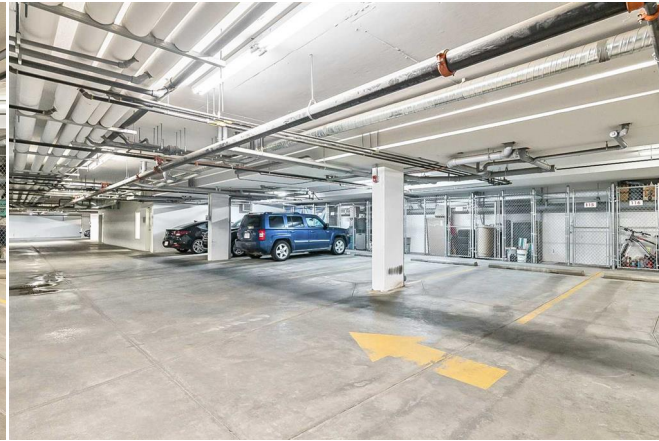
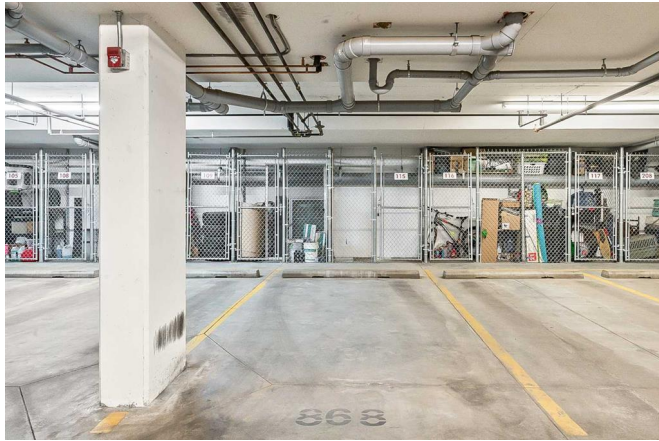
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











Property Upgrades

- ✓ Air Conditioning
- ✓ Upgraded Appliances incl. garburator
- ✓ Double vanity & cabinet tower
- ✓ Obscure Glass Pantry Door
- ✓ Upgraded underlay
- ✓ Upgraded countertops in kitchen
- ✓ Farm style kitchen sink
- ✓ Extended height cabinets (tall)
- ✓ Waterfall feature on island
- ✓ TV wall mount rough in
- ✓ Upgraded shower glass in ensuite
- ✓ Upgraded Shower Stall in ensuite
- ✓ **and much more....**



