



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**15 WALCREST Row, Calgary T2X 4L7**

MLS®#: **A2166744**

Area: **Walden**

Listing Date: **09/20/24**

List Price: **\$650,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,558**

Year Built:

**2023**

Low Sqft:

Ttl Sqft:

**1,558**

Lot Information

Lot Sz Ar:

**2,532 sqft**

Lot Shape:

DOM

**32**

Layout

Beds:

**4 (3 1)**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Front Yard,Low Maintenance Landscape,Zero Lot Line**

**Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Oven,Electric Stove,Microwave,Microwave Hood Fan,Washer,Window Coverings**

Int Feat:

**Bathroom Rough-in,High Ceilings,Pantry,Quartz Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`10" x 4`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 11`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`5" x 12`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`11" x 13`5"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>4`11" x 9`4"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>7`8" x 8`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`9" x 13`3"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`1" x 10`2"</b>
<b>Laundry</b>	<b>Second</b>	<b>7`8" x 5`8"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`10" x 14`1"</b>
<b>4pc Bathroom</b>	<b>Suite</b>	<b>6`11" x 9`9"</b>	<b>Bedroom</b>	<b>Suite</b>	<b>10`2" x 9`9"</b>
<b>Kitchen</b>	<b>Suite</b>	<b>9`2" x 8`3"</b>	<b>Game Room</b>	<b>Suite</b>	<b>13`6" x 14`6"</b>

Title: **Fee Simple**  
Zoning: **R-GM**  
Legal Desc: **2211584**

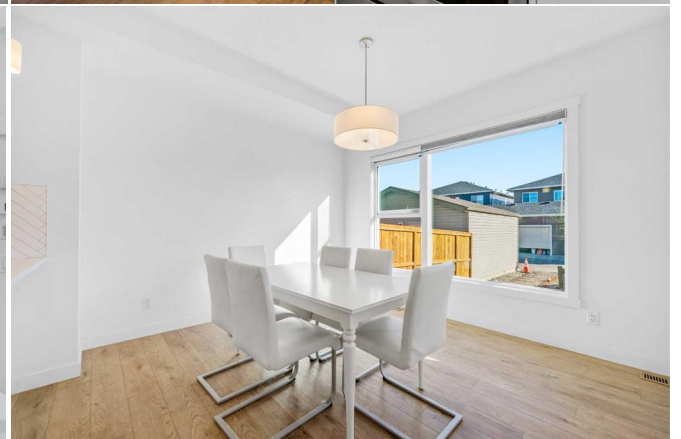
Remarks

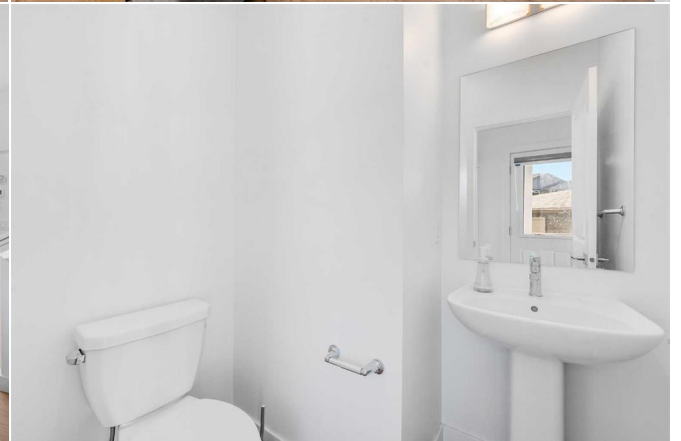
Pub Rmks: **Unlock luxury living and smart investment with this stunning 3-bedroom, 2.5-bathroom duplex—complete with a one-bedroom legal suite basement featuring a private entrance! Whether you're looking for your dream home or a prime income-generating property, this gem offers both elegance and functionality. Step into a bright, open-concept layout where natural light floods the stylish living space. Perfect for hosting, the chic living room flows seamlessly into a gourmet kitchen boasting high-end stainless steel appliances, quartz countertops, and a large island for casual dining and culinary creations. Your luxurious primary suite is a true retreat with a spacious walk-in closet and private en-suite bath. Two additional bedrooms offer plenty of space for family or guests, ensuring comfort for all. Situated in a highly desirable neighborhood of Walden, this home is just minutes from top-rated schools, parks, shopping, and dining. Plus, with a separate entrance to the legal suite, it's the perfect opportunity for rental income or multi-generational living! Don't miss your chance—this exceptional property won't last long! Schedule your private viewing today and make this dream home yours.**

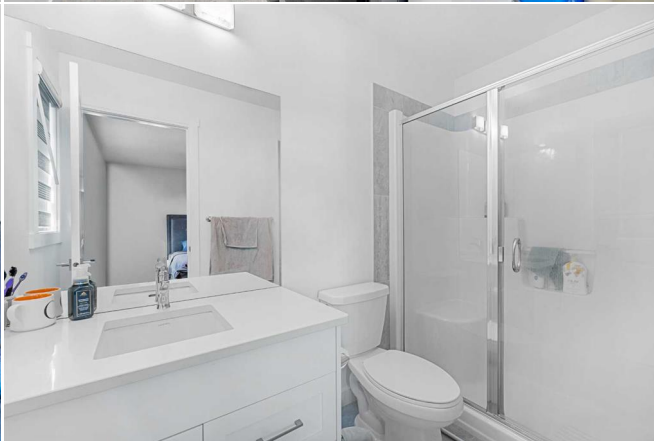
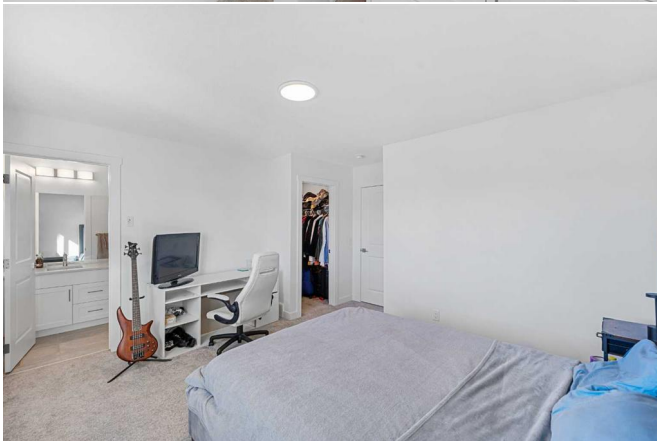
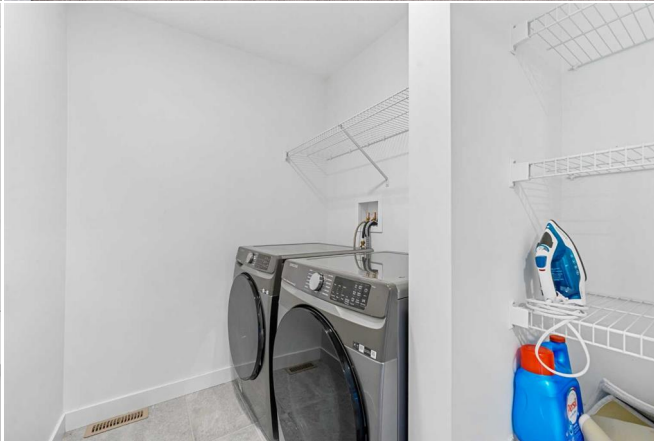
Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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







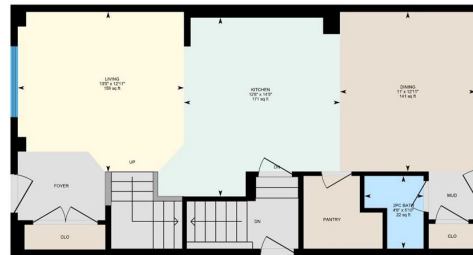






**15 Walcrest Row SE, Calgary, AB**

1st Floor Exterior Area 703.80 sq ft



0 3 6 ft

PREPARED: 2024/05/17



While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**15 Walcrest Row SE, Calgary, AB**

2nd Floor Exterior Area 738.00 sq ft



0 3 6 ft

PREPARED: 2024/05/17



While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

15 Walcrest Row SE, Calgary, AB

Basement (Below Grade) Exterior Area 692.21 sq ft



PREPARED: 2024/06/17



While regions are excluded from total floor area in GDS/E, floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.