



THE
A-TEAM

**RE/MAX
FIRST**

30 WALGROVE Walk #208, Calgary T2X 4M9

MLS® #: **A2168991** Area: **Walden** Listing Date: **10/07/24** List Price: **\$260,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 21-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2019**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Parkade,Stall,Underground**

Finished Floor Area

Abv Sqft: **501**
 Low Sqft:
 Ttl Sqft: **501**

DOM

44

Layout

Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------|--------------|------------------------|--------------------------|--------------|------------------------|
| Living Room | Main | 14` 10" x 9` 4" | Kitchen | Main | 16` 6" x 5` 10" |
| Laundry | Main | 5` 6" x 2` 3" | Bedroom - Primary | Main | 10` 0" x 8` 11" |
| 4pc Bathroom | Main | 8` 10" x 4` 11" | | | |

Legal/Tax/Financial

Condo Fee: **\$232** Title: **Fee Simple** Zoning: **M-X2**
 Fee Freq:

Monthly

Legal Desc: 1910941

Remarks

Pub Rmks: **Welcome to your new home! This stunning 1-bedroom, 1-bathroom condo in the heart of Walden offers the perfect blend of comfort and convenience. Ideal for mature individuals, young professionals, couples, or anyone seeking a cozy and stylish living space, this unit features a modern galley-style kitchen with quartz countertops and stainless steel appliances. The kitchen provides plenty of cabinetry for storage, while luxury vinyl flooring throughout the condo adds a sleek, contemporary touch. The open-concept living and dining area extends to a private balcony, where you can enjoy stunning views and the convenience of a natural gas line for BBQs. Located in a prime area, this condo provides easy access to public transportation and is within walking distance of grocery stores, shops, restaurants, and cafes. It's also close to parks and pathways, with quick access to both Macleod Trail and Stoney Trail for effortless commuting. This condo offers the perfect setting for a comfortable and convenient lifestyle—don't miss out on this opportunity to make it yours! Contact your favorite realtor today to schedule a viewing.**

Inclusions: N/A
Property Listed By: Real Broker

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





