



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**30 WALGROVE Walk #205, Calgary T2X 4M9**

MLS®#: **A2170763**

Area: **Walden**

Listing Date: **10/04/24**

List Price: **\$399,900**

Status: **Active**

County: **Calgary**

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

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **791**  
Low Sqft:  
Ttl Sqft: **791**

DOM

**14**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Underground**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
Int Feat: **Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`2" x 11`4"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`9" x 10`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`5" x 8`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>7`10" x 9`0"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>10`5" x 9`9"</b>	<b>Entrance</b>	<b>Main</b>	<b>3`5" x 8`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`8" x 3`4"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>3`1" x 8`1"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 7`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`0"</b>
<b>Balcony</b>	<b>Main</b>	<b>5`11" x 12`11"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$332**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-X2**

Legal Desc: **1910941**

Remarks

Pub Rmks: **Highly UPGRADED and superb LOCATION Apartment with THREE Bedrooms. AIRCONDITIONING , HIGH END CEILING FANS, GASLINE BBQ, STAINLESS STEEL Appliances, Chimney HOOD FAN, EXTRA SHELIVING, Kitchen with PENDANT LIGHTS & additional DUAL Tracking lights, LUXURY VINYL PLANK flooring - list of upgrades goes on. TITLED HEATED UNDERGROUND Parking and a storage space along with it makes life easier. The SPACIOUS living room , adjoining it through large sliding glass doors to your own PRIVATE BALCONY with beautiful views .The SPACIOUS primary bedroom features a walk in closet with extra shelving and a luxurious 4pc ensuite . The other two bedrooms are also decent sized , another full washroom and an in-unit laundry completes this wonderful apartment. Low condo fees is the icing on the cake. Please book the showing of this apartment through your favorite realtor before it is gone !**

Inclusions:  
Property Listed By: **N/A**  
**Royal LePage METRO**

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











