



THE
A-TEAM

**RE/MAX
FIRST**

30 WALGROVE Walk #205, Calgary T2X 4M9

MLS®#: **A2170763**

Area: **Walden**

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

List Price: **\$389,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 30-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:

Finished Floor Area

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

DOM

110
Layout
Beds: **3 (3)**
Baths: **2.0 (2 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, 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

Room	Level	Dimensions
Living Room	Main	11`2" x 11`4"
Bedroom	Main	8`5" x 8`11"
Kitchen With Eating Area	Main	10`5" x 9`9"
Laundry	Main	3`8" x 3`4"
4pc Ensuite bath	Main	4`11" x 7`11"
Balcony	Main	5`11" x 12`11"

Room	Level	Dimensions
Bedroom - Primary	Main	10`9" x 10`7"
Bedroom	Main	7`10" x 9`0"
Entrance	Main	3`5" x 8`2"
Walk-In Closet	Main	3`1" x 8`1"
4pc Bathroom	Main	4`11" x 8`0"

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











