



THE
A-TEAM

**RE/MAX
FIRST**

40 WALGROVE Walk #113, Calgary T2X 5A2

MLS®#: **A2171551** Area: **Walden** Listing **10/10/24** List Price: **\$259,800**
 Status: **Active** County: **Calgary** Date: Change: **-\$10k, 11-Dec** 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: **Stall**

Finished Floor Area
 Abv Sqft: **500**
 Low Sqft:
 Ttl Sqft: **500**

DOM

72
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Barbecue**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Open Floorplan,Quartz Counters**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: **\$216** Title: **Fee Simple** Zoning: **M-X2**
 Fee Freq:

Monthly

Legal Desc: 2210083

Remarks

Pub Rmks: ***\$10,000 PRICE IMPROVEMENT*** Welcome to your new sanctuary in the peaceful community of Walden! This delightful 1-bedroom, 1-bathroom unit in Walgrove Place is designed for both comfort and convenience. Enjoy the spacious open-concept living area, perfect for relaxation or entertaining. The modern kitchen, equipped with essential appliances, offers ample cabinet space for all your culinary needs. The cozy bedroom provides generous closet space, while the stylish bathroom features all the amenities you require. Step out onto your private balcony or patio to savor your morning coffee or unwind in the evening. Additional perks include in-unit laundry, extra underground storage, and titled outdoor parking. This unit is ideally located near a variety of amenities, including grocery stores, restaurants, parks, and recreational facilities, making it easy to enjoy local shopping, dining, and entertainment. With quick access to major highways and public transportation, commuting is a breeze. Don't miss the opportunity to make this charming unit your new home!

Inclusions: N/A
Property Listed By: 2% Realty

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





