



THE
A-TEAM

**RE/MAX
FIRST**

63 WALGROVE Manor, Calgary T2X 4C7

MLS® #: **A2171888**

Area: **Walden**

Listing Date: **11/06/24**

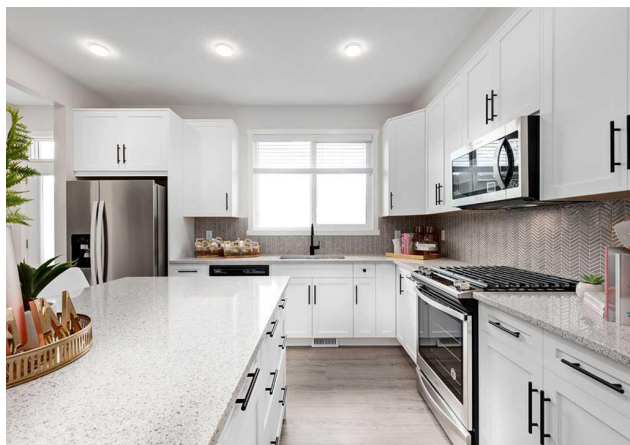
List Price: **\$579,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **3,553 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,634**
Low Sqft:
Ttl Sqft: **1,634**

DOM

76
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Rectangular Lot,Views**
Park Feat: **Alley Access,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Silent Floor Joists,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator**
Int Feat: **Breakfast Bar,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,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>
Entrance	Main		Living Room	Main	16`2" x 13`0"
Office	Main	6`1" x 5`8"	Kitchen	Main	14`2" x 13`0"
Pantry	Main		Dining Room	Main	8`8" x 13`0"
2pc Bathroom	Main	0`0" x 0`0"	Bedroom	Second	10`0" x 9`6"
Mud Room	Main		Bedroom	Second	10`0" x 9`2"
Bonus Room	Second	11`0" x 12`8"	3pc Bathroom	Second	

Laundry
Bedroom - Primary
Walk-In Closet

Second
Second
Second

10`5" x 13`0"

Bonus Room
3pc Ensuite bath

Second
Second

14`0" x 17`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410593

Zoning:
R-G

Remarks

Pub Rmks:

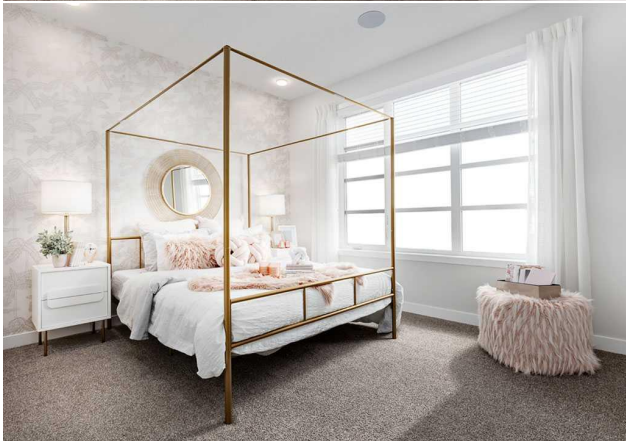
NO CONDO FEE TOWNHOME!! - Construction is just starting on your dream home in the vibrant community of Walden! This stylish and affordable two-story END UNIT townhome, perfect for first-time buyers or downsizers, boasts a blend of modern amenities and practical features—without the hassle of condo fees. This thoughtfully designed Homes by Avi Leonard Model is flooded with natural light and filled with charming, crafted details that make everyday living feel just a bit more special. As you enter, you'll be greeted by an open-concept main floor with soaring 9' ceilings, creating a spacious and airy atmosphere. The inviting layout includes a convenient 2-piece bath and a handy pocket office, perfect for working from home or managing daily tasks. The heart of the home is the kitchen, featuring a spacious island with breakfast bar, ideal for casual dining or entertaining guests. The cozy mudroom opens to a rear patio, seamlessly blending indoor and outdoor living space and your own yard, while the parking pad with alley access offers ample parking space and a place for future double garage Don't forget this end unit offers the convenience of a SIDE ENTRY as well. Upstairs, the second floor continues to impress with a convenient laundry room and a 3-piece main bath, serving two versatile secondary bedrooms. The central bonus room provides a perfect space for family gatherings, movie nights, or a play area. This home's master suite is a true sanctuary, offering a cozy and intimate retreat with a thoughtfully designed walk-in closet and a luxurious 3-piece ensuite adorned with modern finishes. Nestled in the lively community of Walden, this home isn't just a place to live—it's a place to thrive. Walden has easy access to downtown Calgary, Okotoks, and everything in between. With nature just outside your door, enjoy the parks, pathways, wetlands and preserved forests. Meet your friends to swing some clubs at the Oasis Greens Golf Club, or saddle up with your horses at the Prospect Downs Stable, all within 10 minutes. It's time to start dreaming up all the personal touches that will make this house truly yours, and mark your calendar for October 2025—a fresh start in your beautiful new home awaits.

Inclusions:
Property Listed By:

N/A
CIR Realty


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





20'

THE LEONARD
1,634+ SQ FT | 3 BED + LOFT | 2.5 BATH



BETTER VALUE BY DESIGN
SINCE 1978 | HOMESBYAVI.COM

Home by **AVI**

BASE FLOOR PLAN



MAIN
801 SQ FT

UPPER
833 SQ FT

FLOOR PLAN OPTIONS



OPTIONAL BASEMENT ROOM LAYOUT
597 SQ FT