



THE
A-TEAM

**RE/MAX
FIRST**

30 WALGROVE Walk #314, Calgary T2X 4M9

MLS®#: **A2173347**

Area: **Walden**

Listing Date: **10/17/24**

List Price: **\$294,500**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 13-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary
2019**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Parking Lot,Stall

Finished Floor Area

Abv Sqft: **582**
Low Sqft:
Ttl Sqft: **582**

DOM

35

Layout

Beds: **2 (2)**
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: **Balcony**

Construction: **Stone,Vinyl Siding**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`11" x 4`11"	Bedroom	Main	11`3" x 9`3"
Bedroom	Main	8`11" x 10`1"	Kitchen	Main	11`7" x 11`2"
Living Room	Main	13`11" x 10`0"			

Legal/Tax/Financial

Condo Fee:
\$265

Title: **Fee Simple**
Fee Freq:

Zoning: **M-X2**

Monthly

Legal Desc: 1910941

Remarks

Pub Rmks: Own this Immaculate "like new" unit on the 3rd floor, offering 2 bedrooms and 1 bathroom with cozy patio facing north for approx. \$1500/month with only 5% down! Enjoy your stunning kitchen that boasts gorgeous blue cabinets with gold accents, a full pantry, quartz countertops & stainless-steel appliances! Greeted with 9' ceilings and vinyl flooring throughout and tons of natural light beaming through. In suite laundry, storage unit & 1 titled parking stall (just outside the front door!) are also included! There is tons of visitor parking and dogs are welcome upon board approval. Within walking distance to parks, pathways, schools, and an abundance of stores such a fitness center, pubs, restaurants, grocery stores, coffee shops and more - call today to take a tour!

Inclusions: none
Property Listed By: Charles

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





