



THE
A-TEAM

**RE/MAX
FIRST**

138 WALGROVE Common, Calgary T2X 4C2

MLS®#: **A2173448**

Area: **Walden**

Listing Date: **10/16/24**

List Price: **\$462,500**

Status: **Active**

County: **Calgary**

Change: **-\$7k, 13-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar: **1,296 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,310**
Low Sqft:
Ttl Sqft: **1,310**

DOM

36
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Low Maintenance Landscape,Level**
Park Feat: **Double Garage Attached,Driveway,Secured**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Second	3`2" x 5`3"	Dining Room	Second	10`5" x 11`10"
Kitchen	Second	22`2" x 8`10"	Living Room	Second	11`9" x 11`10"
4pc Bathroom	Third	4`11" x 8`10"	4pc Ensuite bath	Third	4`11" x 10`4"
Bedroom	Third	13`1" x 9`6"	Bedroom - Primary	Third	16`10" x 10`4"
Walk-In Closet	Third	5`11" x 3`1"			

Legal/Tax/Financial

Condo Fee:
\$192

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d100

Legal Desc: **1910561**

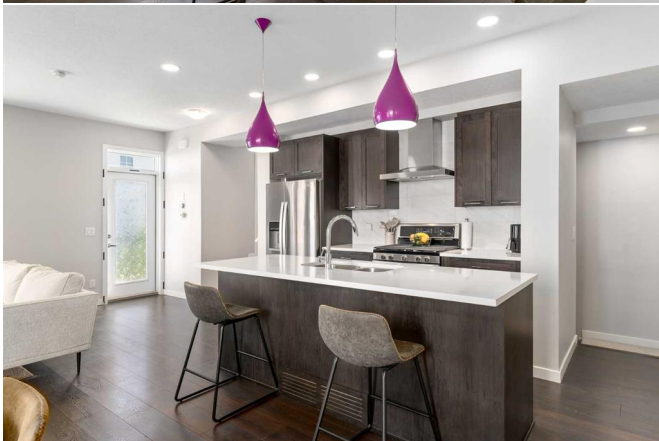
Remarks

Pub Rmks: **Welcome to this stunning END UNIT townhome, built in 2018, offering modern comfort and style in the heart of Walden. With 2 bedrooms, 2.5 bathrooms, over 1300 sq ft of living space and an abundance of natural light, this home is a bright and inviting haven you'll love coming home to! The open floor plan on the main level features beautiful finishes including quartz countertops, richly coloured flooring and cabinetry, a gas range and stainless-steel appliances. With the open concept kitchen, living and dining areas, it's perfect for spending time with loved ones and entertaining. Plus, access your balcony off that main living space and enjoy the fresh fall air. Being an end unit, this townhome boasts extra windows that bring in even more natural light and this unit has brand new AIR CONDITIONING installed August 2024. Upstairs, the primary bedroom is your personal retreat complete with a walk-in closet and a large ensuite with dual sinks. The second bedroom is ideal for guests, a home office, or a growing family. Enjoy the convenience of an ATTACHED DOUBLE CAR GARAGE (not tandem, a full side-by-side!) meaning that you can easily bring in groceries and don't have to worry about shoveling your vehicle out in the winter. This pet-friendly complex has incredibly low condo fees of just \$191.82 per month. Located in the vibrant community of Walden, you'll have easy access to shops, walking paths, parks, playgrounds and top-rated schools, making it the perfect place for families and professionals alike. Don't miss out on this beautiful, move-in ready home! Book your viewing today and see for yourself why this townhome in Walden is an excellent fit for your lifestyle.**

Inclusions: **Garage Door Opener**
Property Listed By: **Real Broker**

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











138 Walgrove Common SE, Calgary, AB

Page: Exterior Area 148.00 sq ft
Interior Area 115.42 sq ft
Excluded Area 432.00 sq ft



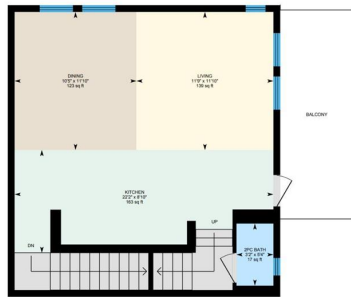
PREPARED: 2024/10/07

When regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



138 Walgrove Common SE, Calgary, AB

2nd Floor: Exterior Area 305.27 sq ft
Interior Area 526.13 sq ft



PREPARED: 2024/10/07

When regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



138 Walgrove Common SE, Calgary, AB

3rd Floor: Exterior Area 560.47 sq ft
Interior Area 525.48 sq ft



PREPARED: 2024/10/07

When regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

