



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**35 WALGROVE #108, Calgary T2X 4S6**

MLS® #: **A2173640**

Area: **Walden**

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

List Price: **\$474,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2020**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

**Finished Floor Area**  
Abv Sqft: **1,035**  
Low Sqft:  
Ttl Sqft: **1,035**

**Stall, Underground**

DOM

**0**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**  
Sewer: **Balcony, BBQ gas line, Courtyard, Private Entrance**

Construction: **Stone, Vinyl Siding, Wood Frame**

Flooring: **Laminate, Tile**

Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Cooktop, Garburator, Oven, Range, Refrigerator, Washer/Dryer**  
Int Feat: **Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Suite	8`10" x 7`3"
Dining Room	Suite	12`4" x 9`1"
Kitchen With Eating Area	Suite	9`7" x 14`9"
4pc Ensuite bath	Suite	9`4" x 5`0"
Walk-In Closet	Suite	6`11" x 7`6"
Balcony	Suite	6`4" x 36`8"

Room	Level	Dimensions
Laundry	Suite	3`8" x 7`3"
Living Room	Suite	14`4" x 12`3"
Bedroom	Suite	9`5" x 12`1"
Bedroom - Primary	Suite	11`6" x 12`6"
4pc Ensuite bath	Suite	7`11" x 7`4"

Legal/Tax/Financial

Condo Fee:  
**\$481**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-X2**

Legal Desc: **2011368**

Remarks

Pub Rmks: **Welcome to this exceptionally upgraded 2 bedroom, 2 bathroom condo in the centre of Walden! This unit offers a spacious, open living space and is one of only eight units of this size in the entire complex. This corner unit can be accessed from both the building entrance, or a separate unit entrance from the ground floor. With over 35k in upgrades in the unit, the kitchen and both bathrooms offer custom tilework unique to this unit only. The beautifully upgraded waterfall quartz countertops adds elegance to the space, and can accommodate four large chairs for additional seating. In addition, the kitchen boasts a chimney style range hood, counter depth fridge, electric smooth cooktop, garburator and black granite Blanco sink, pot lights and under cabinet lighting. The spacious primary bedroom offers ample space for a king size bed and two large end tables, and a large walkthrough closet leads to the ensuite bathroom. The ensuite has been upgraded with a frameless glass swing door, a custom tiled shower, quartz countertops and built-ins just above the toilet. An additional queen bed can be found in the second bedroom with a pass-through door leading to the main bathroom. Equipped with air conditioning for comfortable summer living, the suite also boasts additional lighting in the living room and wire shelving in the entryway closets for additional organization. Outside you will find a large wrap around deck, partially covered and fitted with a gas line for outdoor BBQs. Just beyond the deck is a beautiful green space, perfect for pets or children looking to enjoy the outdoors. A short walk around the corner will lead you to an additional parking space for extra vehicles. The heated underground parking stall is located close to the garage door entrance, with an end parking stall conveniently fitted with extra space, and directly in front of your storage unit. Call us today to book a showing!**

Inclusions:  
Property Listed By: **Blinds**  
**2% Realty**

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







