



THE
A-TEAM

**RE/MAX
FIRST**

35 WALGROVE Walk #408, Calgary T2X 4S6

MLS® #: **A2174507**

Area: **Walden**

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

List Price: **\$439,900**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 06-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,056**
Low Sqft:
Ttl Sqft: **1,056**

DOM

27
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Low Maintenance Landscape**
Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony, BBQ gas line, Lighting**

Construction: **Stone, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **High Ceilings, No Smoking Home, Quartz Counters, Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5' 0" x 9' 5"	5pc Ensuite bath	Main	7' 5" x 7' 11"
Bedroom	Main	12' 2" x 9' 6"	Dining Room	Main	12' 7" x 10' 8"
Kitchen	Main	9' 5" x 15' 1"	Living Room	Main	17' 10" x 12' 4"
Bedroom - Primary	Main	11' 9" x 17' 0"			

Legal/Tax/Financial

Condo Fee:
\$515

Title:
Fee Simple

Zoning:
M-X2

Fee Freq:
Monthly

Legal Desc: **2011368**

Remarks

Pub Rmks: **Welcome to this stunning *top-floor condo* that offers the perfect blend of luxury and comfort! With *high ceilings* and large windows, this spacious unit boasts *breathtaking views of the serene greenspace* right from your living room. Ideal for those who appreciate modern elegance, the open-concept living area is enhanced by *quartz countertops* in the kitchen, complemented by sleek *stainless steel appliances*. This two-bedroom, two-bathroom layout offers privacy and convenience, with each bedroom located on opposite sides of the unit. The primary suite features an ensuite bath and ample closet space, providing a peaceful retreat. The second bedroom is equally spacious and is perfect for guests or a home office. For added convenience, this condo comes with *titled underground parking* and a private *storage unit*, ensuring that you'll have plenty of space for all your belongings. Whether you're relaxing at home or entertaining, this condo offers everything you need for modern living.**

Inclusions: **NA**
Property Listed By: **CIR Realty**

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









