



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

**58**  
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
<b>4pc Bathroom</b>	<b>Main</b>	<b>5' 0" x 9' 5"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>7' 5" x 7' 11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12' 2" x 9' 6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12' 7" x 10' 8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9' 5" x 15' 1"</b>	<b>Living Room</b>	<b>Main</b>	<b>17' 10" x 12' 4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11' 9" x 17' 0"</b>			

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**













