



THE
A-TEAM

**RE/MAX
FIRST**

110 WALGROVE Cove, Calgary T2X 4E1

MLS®#: **A2177304**

Area: **Walden**

Listing Date: **11/07/24**

List Price: **\$499,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2016**

Finished Floor Area
Abv Sqft: **1,760**
Low Sqft:
Ttl Sqft: **1,760**

DOM

13
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **1,485 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped,Many Trees**
Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Second	13`1" x 15`3"	Dining Room	Second	10`1" x 11`11"
Kitchen	Second	12`7" x 12`11"	2pc Bathroom	Second	4`6" x 7`3"
Bedroom - Primary	Third	13`1" x 11`5"	4pc Ensuite bath	Third	8`2" x 7`11"
Bedroom	Third	9`6" x 9`0"	Bedroom	Third	9`6" x 11`4"
4pc Bathroom	Third	5`0" x 8`7"	Office	Main	12`2" x 15`1"
Furnace/Utility Room	Main	6`11" x 3`5"			

Legal/Tax/Financial

Condo Fee:
\$235

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X2

Legal Desc: **1612853**

Remarks

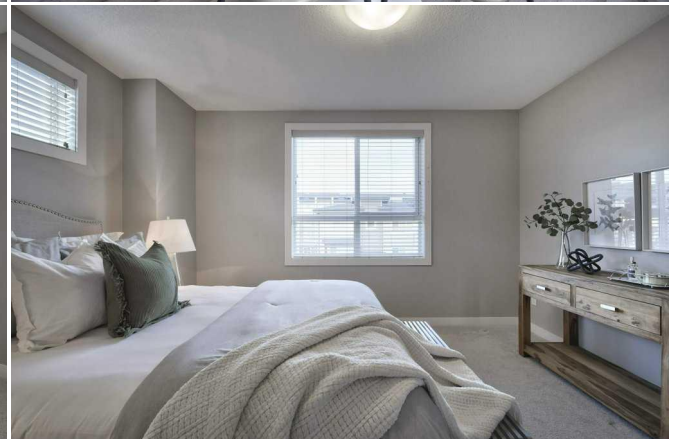
Pub Rmks: **This stylish, like-new 3 bedroom, air conditioned, END UNIT promotes a convenient, low-maintenance lifestyle in an unsurpassable location backing south onto a park. Pull right into your insulated and drywalled double attached garage and proceed into the walkout entrance level where a versatile den is ideal as a playroom, office, home gym, rec room or hobby space. The bright and open main floor is basked in natural light with central air conditioning, wide plank flooring and a stylish design that is modern and sophisticated yet practical. The gorgeous kitchen encourages culinary explorations with quartz countertops, timeless subway tile backsplash, soft close cabinetry, stainless steel appliances and a large breakfast bar island for everyone to gather around. Easily entertain in the dining room or on the adjacent balcony for easy summer barbeques (thanks to the gas line!) with park views as the tranquil backdrop. Spend the cooler months relaxing in the inviting living room while clear sightlines allow for unobstructed conversations. A handy powder room completes this level. Retire at the end of the day to the primary bedroom on the upper level, a true owner's retreat with a large walk-in closet and a luxurious ensuite boasting dual sinks and an oversized shower. Both additional bedrooms are spacious and bright with easy access to the 4-piece bathroom. Laundry is also conveniently located on this level, no more hauling loads up and down the stairs! This beautiful home is phenomenally located within this family-oriented community chocked full of pathways that wind around ponds and parks. Within walking distance are every amenity including the numerous shops, services, groceries, cafes and restaurants (with more on the way!) at the Township Shopping District. Book your showing to see this beauty for yourself!**

Inclusions:
Property Listed By: **None**
Real Broker

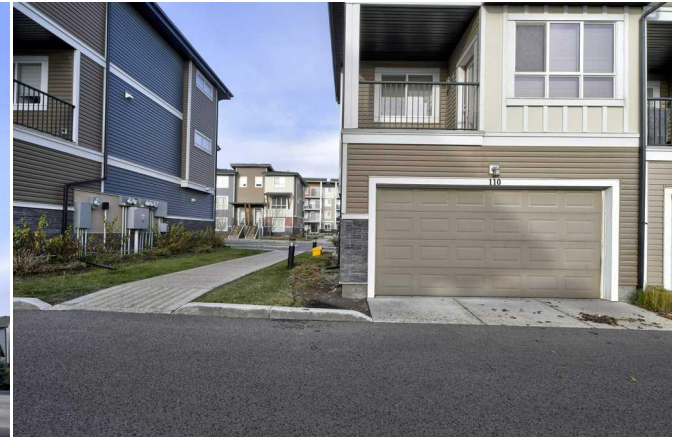
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











110 Walgrove Cove SE, Calgary, AB

Ground Exterior Area 128.05 sq ft
Interior Area 292.37 sq ft
Excluded Area 415.05 sq ft



PREPARED: 2024/11/06

White regions are excluded from total floor area in iGUTTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

110 Walgrove Cove SE, Calgary, AB

Main Floor Exterior Area 877.91 sq ft
Interior Area 813.59 sq ft



PREPARED: 2024/11/06

White regions are excluded from total floor area in iGUTTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

110 Walgrove Cove SE, Calgary, AB

2nd Floor Exterior Area 725.43 sq ft
Interior Area 690.54 sq ft



PREPARED: 2024/11/06

While figures are excluded from total floor area in RESIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.