



THE
A-TEAM

**RE/MAX
FIRST**

100 WALGROVE Court #4006, Calgary T2X 4N1

MLS® #: **A2178642**

Area: **Walden**

Listing Date: **11/14/24**

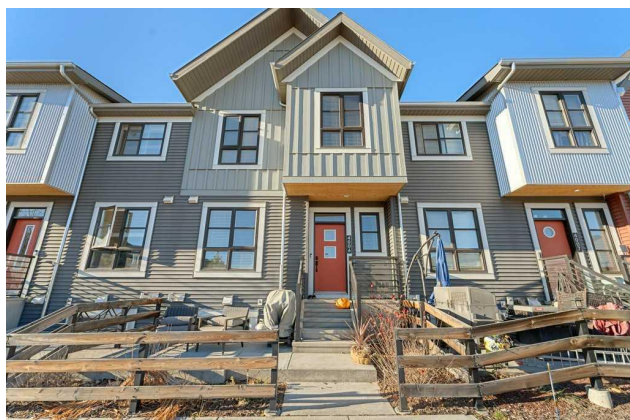
List Price: **\$405,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **953**
Low Sqft:
Ttl Sqft: **953**

DOM

7
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Low Maintenance Landscape**
Park Feat: **See Remarks,Stall,Titled**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Composite Siding,Vinyl Siding**
Flooring: **Carpet,Linoleum,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **High Ceilings,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`11" x 11`1"
2pc Bathroom	Main	4`5" x 4`7"
Bedroom - Primary	Second	11`10" x 10`7"
Laundry	Second	6`1" x 5`7"

Room	Level	Dimensions
Kitchen	Main	15`9" x 19`1"
5pc Bathroom	Second	11`9" x 4`11"
Bedroom	Second	10`1" x 8`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$186

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 1911599

Remarks

Pub Rmks: **Welcome to this stunning, open-concept townhouse featuring modern style and thoughtful design! The main floor offers a seamless flow between the living room and kitchen, ideal for relaxing. The living area and kitchen boast durable, stylish vinyl plank flooring that complements the contemporary finishes throughout. The kitchen is equipped with sleek ceiling high cabinetry, pantry, stainless appliances, perfect for any home chef. A convenient half bath rounds out the main level. Upstairs, you'll find two spacious bedrooms, each with impressive 9-foot ceilings that enhance the open feel. Walk in closet off primary bedroom. The upper floor also includes a generously sized laundry room for added convenience. The main bathroom is a 5-piece setup, complete with a soaker tub, double sinks. The unfinished basement featuring a egress window - perfect for storage or future development. This townhouse combines elegance with functionality, offering the perfect space for comfortable and modern living. This home also has titled stall parking just steps east along sidewalk to #114., visitor parking is also close by. Low condo fees perfect for First time buyer. Don't miss the opportunity to make this your new home!**

Inclusions: window blinds
Property Listed By: CIR Realty

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



