



THE
A-TEAM

**RE/MAX
FIRST**

30 WALGROVE Walk #119, Calgary T2X4M9

MLS® #: **A2179773**

Area: **Walden**

Listing Date: **11/18/24**

List Price: **\$425,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2019**

Finished Floor Area

Abv Sqft: **951**

Low Sqft:

Ttl Sqft: **951**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

3

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Storage**

Construction: **Composite Siding,Concrete**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`9" x 10`9"
Dining Room	Main	8`11" x 6`0"
Walk-In Closet	Main	7`9" x 5`3"
Bedroom	Main	9`9" x 9`2"
Laundry	Main	5`2" x 4`3"

Room	Level	Dimensions
Kitchen	Main	11`9" x 101`0"
Bedroom	Main	11`4" x 10`9"
4pc Ensuite bath	Main	10`8" x 4`11"
4pc Bathroom	Main	10`7" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$414

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
(M-X2)

Legal Desc: **1910941**

Remarks

Pub Rmks: **Welcome to the open-concept condo you've been dreaming of! This beautiful 2-bedroom, 2-bathroom ground-floor corner unit offers the perfect combination of modern luxury and practicality. Located in the desirable neighborhood of Walden, this 951 sq ft home features an abundance of natural light thanks to its sunny southwest exposure and multiple large windows. As you step inside, you'll immediately notice the upgraded luxury vinyl plank flooring throughout, creating a sleek and durable foundation. The spacious kitchen is a chef's delight with white quartz countertops, ample cabinetry, and stainless steel appliances—perfect for cooking and entertaining. The private master suite is your personal retreat, complete with a stunning master bathroom featuring dual vanities and a walk-in shower. The second bedroom is just as thoughtfully designed, with a cheater door leading to the second bathroom, offering additional privacy for guests or family members. Step outside onto your private wrap-around deck, where you can unwind, relax, and enjoy the outdoors. Equipped with a gas BBQ hookup, it's perfect for grilling and hosting friends and family. This condo also offers practical conveniences like a titled underground parking stall and a private storage unit in the heated parkade, keeping your belongings safe and secure year-round. Whether you're working from home or enjoying an active lifestyle, this condo has it all! With nearby bike and running paths, as well as easy access to shopping and dining, you'll love the convenience and charm of the Walden community. Don't miss your chance to view this move-in-ready gem! Book your private showing today!**

Inclusions: **None**
Property Listed By: **2% Realty**

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





