



THE
A-TEAM

**RE/MAX
FIRST**

19 WALCREST Row, Calgary T2X 4L7

MLS® #: **A2182540**

Area: **Walden**

Listing Date: **12/06/24**

List Price: **\$679,999**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 18-Dec**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,417

Year Built:

2023

Low Sqft:

Ttl Sqft:

1,417

Lot Information

Lot Sz Ar:

2,529 sqft

Lot Shape:

DOM

15

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Lawn,Interior Lot,Landscaped,See Remarks

Double Garage Detached

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air

Sewer:

Ext Feat:

Other,Private Entrance,Private Yard

Construction:

Vinyl Siding

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Stove(s),Washer,Washer/Dryer

Int Feat:

Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 5`11"	Mud Room	Main	3`10" x 4`3"
Kitchen	Main	12`9" x 12`5"	Other	Main	3`10" x 3`5"
Entrance	Main	5`5" x 7`0"	Living Room	Main	13`5" x 11`4"
Dining Room	Main	12`3" x 10`8"	Pantry	Main	5`11" x 6`2"
Other	Main	9`8" x 8`10"	Bedroom - Primary	Upper	13`9" x 11`5"
3pc Ensuite bath	Upper	9`0" x 4`11"	Walk-In Closet	Upper	6`11" x 4`4"
Laundry	Upper	7`7" x 5`8"	4pc Bathroom	Upper	8`4" x 4`11"
Bedroom	Upper	9`9" x 10`1"	Bedroom	Upper	8`11" x 10`1"
Furnace/Utility Room	Basement	6`3" x 17`9"	Kitchenette	Basement	9`7" x 8`5"
Game Room	Basement	10`9" x 10`3"	Laundry	Basement	6`9" x 3`5"
4pc Bathroom	Basement	6`8" x 8`2"	Walk-In Closet	Basement	5`5" x 4`5"
Bedroom	Basement	9`1" x 11`11"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **2211584**

Zoning:
R-Gm

Remarks

Pub Rmks: **WELCOME TO THIS LIKE NEW 3 BEDROOM SEMI-DETACHED HOUSE WITH ONE BEDROOM LEGAL SECONDARY SUITE AND A DOUBLE DETACHED GARAGE!! This bright open concert duplex is suited in the prestigious SE community of Walden. It offers a stunning neutral color palate with tons of modern updates. The expansive main level features luxury vinyl plank flooring, high ceilings, updated lighting package and rare kitchen with lots of natural light. The kitchen boast all stainless-steel appliances and 2 tone custom cabinetry, sleek quartz counters with custom tiled backsplash and a large island with breakfast bar. Large windows in the kitchen overlook your back yard. A powder room completes the main level. On the upper floor you'll find the bright primary bedroom with walk-in closet as well as a massive spa-like ensuite. You'll also find 2 additional bedrooms, a laundry room & a full bath on the upper level. The basement level is fully developed and comes complete with a fully separate 1-bedroom LEGAL SUITE with side entrance. The fully finished legal unit comes equipped with a full upgraded kitchen, 4 pc. bath, bedroom, separate laundry room, storage, and rec room. The mechanical room is separated from the legal secondary suite making it ideal to access without notifying the basement occupant before entry. The house is fenced and landscaped.**

Inclusions: **NONE**
 Property Listed By: **TREC The Real Estate Company**

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

























