

16 WALGROVE Common, Calgary T2X 4C2

MLS®#:	A2183502	Area:	Walden	Listing Date:	12/14/24	List Price: \$489,000
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



neral Informatio	<u>n</u>			DOM		
op Type:	Residential			7		
b Type:	Row/Townhouse			<u>Layout</u>		
y/Town:	Calgary	Finished Floor Ar	<u>ea</u>	Beds:	3 (3)	
ar Built:	2021	Abv Sqft:	1,294	Baths:	2.5 (2 1)	
t Information		Low Sqft:		Style:	3 Storey	
t Sz Ar:		Ttl Sqft:	1,294			
t Shape:				Parking		
				Ttl Park:	3	
				Garage Sz:	2	
cess:						
t Feat:	Low Maintenance Landscape,Rectangular Lot					
rk Feat:	Double Garage Attached					

				Utilities and Features					
Roof:	Asphalt Shingle)		Construction:					
Heating:	Forced Air			Wood Frame					
Sewer:				Flooring:					
Ext Feat:	Balcony			See Remarks, Vinyl Plan	nk				
				Water Source:					
				Fnd/Bsmt:					
			Poured Concrete						
Kitchen Appl: Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerato		r,See Remarks,Washer/Dryer Stacked,Window Coverings							
Int Feat: Utilities:		Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage							
		Room Information							
Room		Level	Dimensions	Room	Level	Dimensions			
2pc Bathroom		Main	12`10" x 16`9"	Dining Room	Main	48`3" x 33`9"			
Kitchen		Main	40`8" x 36`1"	Living Room	Main	47`11" x 43`0"			
3pc Ensuite bath		Second	25`7" x 13`5"	4pc Bathroom	Second	20`0" x 32`2"			
Bedroom		Second	29`10" x 35`5"	Bedroom	Second	26`7" x 28`6"			
Bedroom - Primary		Second	40`4" x 33`2"						

	Legal/Tax/Financial					
Condo Fee: \$231		Title: Fee Simple Fee Freq: Monthly	Zoning: M-1 d100			
Legal Desc:	2210011	Rema	rks			
Pub Rmks: Inclusions: Property Listed By:	Welcome to this immaculate corner townhouse in the highly sought-after Walden community of South Calgary. Boasting over 1,200 square feet of bright, open living space, this exceptional home perfectly blends style, functionality, and incredible value—ideal for today's modern lifestyle. As you enter, you're greeted by a charming foyer, leading to the main floor where you'll find a spacious, open-concept layout with 9-foot ceilings, sleek luxury vinyl plank (LVP) flooring, and large windows that flood the living and dining areas with natural light. The north-facing dining window offers unobstructed views, while the expansive living area is perfect for both relaxation and entertaining. The gourmet kitchen is a true highlight, featuring elegant quartz countertops and premium Samsung stainless steel appliances, creating a stylish and highly functional space. A large island provides plenty of prep space and serves as a casual dining spot. Upstairs, the primary suite is a serene retreat, complete with a luxurious 3-piece en-suite bathroom. Enjoy the walk-in glass shower and stunning white Calcutta ceramic tile accents, creating a spa-like experience. Two additional well-sized bedrooms provide versatility, whether for a small family, guests, or a home office. These rooms are conveniently located across from a full bathroom, featuring modern finishes. For added convenience, the upstairs laundry room comes complete with a Samsung washer and dryer. The oversized tandem garage is insulated and drywalled, offering ample space for parking or the potential to convert of it into a gym or office, thanks to the bright north-facing window. Built in 2021 by Excel Homes, this townhouse feels brand new and offers incredible lowered with easy access to parks, shopping, walking paths, and more, 16 Walgrove Common SE is the perfect place to call home. Don't miss out on this incredible opportunity—schedule your viewing today and experience this stunning townhouse for yourself! N/A					



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

































