



THE
A-TEAM

**RE/MAX
FIRST**

40 WALGROVE Walk #318, Calgary T2X 5A2

MLS® #: **A2185619**

Area: **Walden**

Listing Date: **01/09/25**

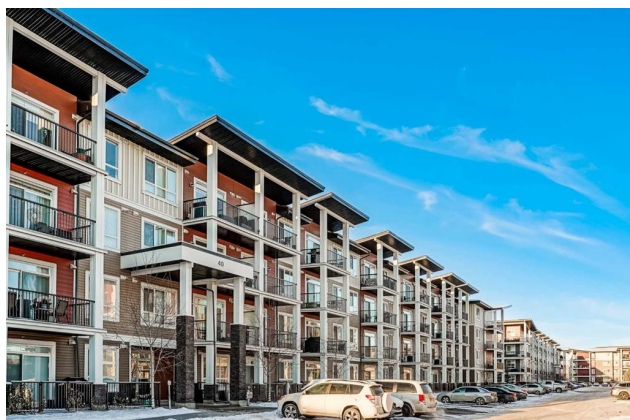
List Price: **\$380,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2022**

Finished Floor Area

Abv Sqft: **758**
Low Sqft:
Ttl Sqft: **758**

DOM

13
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	4`0" x 7`0"	Dining Room	Main	6`1" x 6`7"
Kitchen	Main	8`9" x 13`2"	Living Room	Main	8`3" x 10`3"
Bedroom - Primary	Main	10`3" x 11`4"	Bedroom	Main	8`11" x 9`3"
Laundry	Main	4`7" x 5`0"	4pc Bathroom	Main	4`11" x 7`10"
4pc Ensuite bath	Main	7`5" x 7`11"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$347

Fee Simple

M-X2

Fee Freq:

Monthly

Legal Desc: 2210083

Remarks

Pub Rmks: ****Welcome to this beautifully upgraded 2-bed, 2-bath Silverado Model by Cardel that combines modern design with comfort and functionality. Nestled in a prime, south-facing location, this property offers breathtaking views and fills every room with natural light throughout the day. **The primary suite features a luxurious bathroom with upgraded sliding glass shower doors, dual vanities, and a serene ambiance that provides a perfect retreat. The second bathroom is designed for versatility and convenience, offering a shower and tub combination. **This home was recently updated with new flooring just six months ago. The durable and elegant LVP flooring, paired with stylish tile, ensures a cohesive and modern look throughout the home. Importantly, there is NO CARPET, making it an excellent choice for easy maintenance and allergy-friendly living. **The upgraded kitchen is the absolute focal point, boasting granite countertops and stainless steel appliances. A large kitchen island provides ample space for meal preparation or casual dining. Storage is never an issue with the corner pantry, and the ceiling-height white cabinets and pendant lights creates a timeless and elegant feel. **Additional features include a separate laundry room for added convenience and even more storage, air conditioning to ensure comfort year-round, heated underground parking stall, plus additional private storage locker, and south facing balcony (6'x13'). **This meticulously maintained home is move-in ready and only steps away from Township Shopping Center and easy access to Calgary Transit. Love to walk, bike or ride? There are miles of walking paths leading past parks, playgrounds, and water features, not to mention 300-acres of protected environmental reserve to explore in nearby Pine Creek Valley. **Schedule your viewing today and imagine yourself living in this stunning space!****

Inclusions: N/A
Property Listed By: eXp Realty

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

