



THE
A-TEAM

**RE/MAX
FIRST**

10 WALGROVE Walk #316, Calgary T2X 4E3

MLS® #: **A2186439**

Area: **Walden**

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

List Price: **\$379,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2017**

Finished Floor Area

Abv Sqft: **794**
Low Sqft:
Ttl Sqft: **794**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

13
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Access:

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Composite Siding,Stone,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,Pantry,Quartz Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:
\$347

Title:
Fee Simple

Zoning:
M-X2

Fee Freq:
Monthly

Legal Desc: **1710652**

Remarks

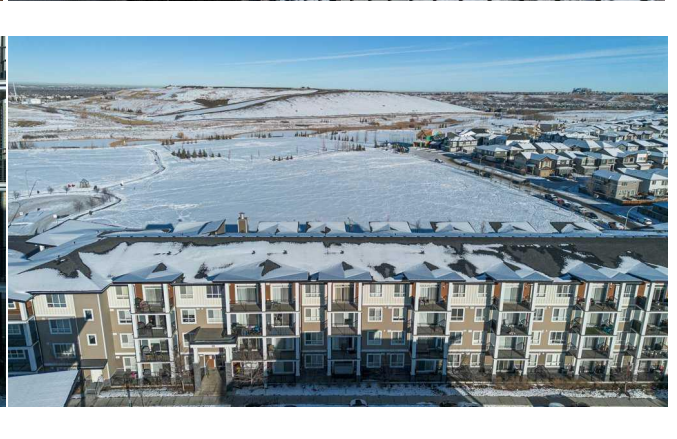
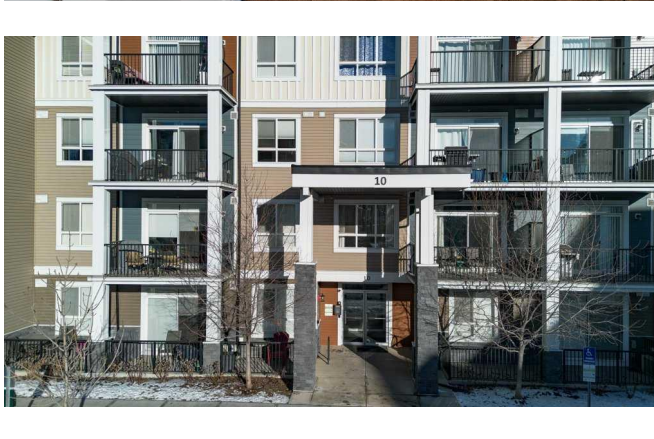
Pub Rmks: **Welcome to Walden Place, where modern design meets comfort and functionality! This stunning condo offers a sophisticated living experience with high-quality upgrades and thoughtful details throughout. Step inside to discover luxurious vinyl plank flooring in the main living areas and bathrooms, complemented by cozy carpeting in the bedrooms. The heart of the home, the kitchen, is a true showstopper, boasting sleek quartz countertops, stainless steel appliances, a corner pantry, upgraded lighting, pristine white cabinetry, a spacious island, and a stylish tiled backsplash. Adjacent to the kitchen is a dining area and a spacious living room, perfect for entertaining or relaxing. Sliding glass doors lead to your private balcony, offering breathtaking views of the park and playground across the street. The balcony also includes a convenient gas line for your BBQ, making outdoor dining a breeze. The primary suite is a serene retreat, featuring a walk-in closet and a luxurious 5-piece ensuite with quartz countertops, dual sinks, and vinyl flooring. The second bedroom, thoughtfully positioned on the opposite side of the unit, ensures privacy and is located next to the second full bathroom. Additional highlights include in-suite laundry, heated underground parking with a storage locker, and contemporary, light-filled finishes throughout. Situated in the vibrant heart of Walden, this home offers easy access to parks, schools, transit, shopping, dining, and major routes like Stoney and Deerfoot Trails. Enjoy proximity to South Health Campus, golf courses, and everything you need for a convenient and enjoyable lifestyle. Don't miss your chance to call this exceptional condo your new home!**

Inclusions: **N/A**
Property Listed By: **RE/MAX iRealty Innovations**

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









316-10 Walgrove Walk SE, Calgary, AB

Main Floor Exterior Area 807.27 sq ft
Interior Area 734.89 sq ft



PREPARED: 2020/01/08



White regions are excluded from total floor area on (GDQ) floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.