



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**100 WALGROVE Court #5301, Calgary T2X4N1**

MLS® #: **A2186559**

Area: **Walden**

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

List Price: **\$489,900**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 06-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2018**

Finished Floor Area

Abv Sqft: **1,177**  
Low Sqft:  
Ttl Sqft: **1,177**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**62**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **2 Storey**

Access:

Lot Feat: **Corner Lot**  
Park Feat: **Double Garage Attached,Stall,Titled**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Ceiling Fan(s),High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Vaulted Ceiling(s),Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`2" x 9`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`1" x 16`10"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>5`6" x 6`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 12`4"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`3" x 8`3"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`2" x 13`0"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`5" x 10`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 11`5"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`2"</b>
<b>Entrance</b>	<b>Lower</b>	<b>3`5" x 2`8"</b>

Legal/Tax/Financial

Condo Fee:  
**\$237**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **1911162**

Remarks

Pub Rmks: **Modern & spotless, this 3 bedroom, two full bathroom, double attached garage & an additional titled parking stall will meet all your family needs. High ceilings throughout & a corner unit with many more windows allows for great sunlight. The kitchen is stunning, featuring a large quartz island to sit 5 people, with pendant lighting, white soft closing cabinets & pantry, recess lighting, stainless steel appliances with OTR microwave & double door fridge with water/ice dispenser.. The wide vinyl plank flooring through the main areas make it easy for cleaning & from the vaulted ceiling living room through the oversized patio doors, lead to a long sunny, spacious deck with a gas BBQ hook-up. The primary bedroom has an ample size walk-in closet, ensuite bathroom with double sinks & a full size seated shower. Completing this main floor are two more bedrooms, one with a beautiful wall mural, both with carpet flooring, a 4 piece bathroom & a separate laundry room with a full size washer & dryer & storage. The double attached garage has metal storage cabinets & has potential & room for many more shelving units. Included are 3 TV mounts. garburator, a ceiling fan & window coverings. Located not far from amenities, restaurants & shopping & the Blue Devil golf course. This unit is move-in ready.**

Inclusions: **Dishwasher, fridge, electric stove, OTR microwave, washer & dryer, ceiling fan, 3 TV mounts, window blinds & coverings, garage door opener with remote, garburator.**

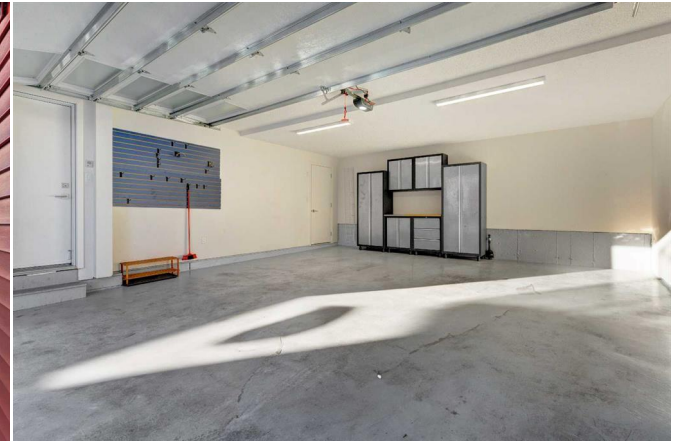
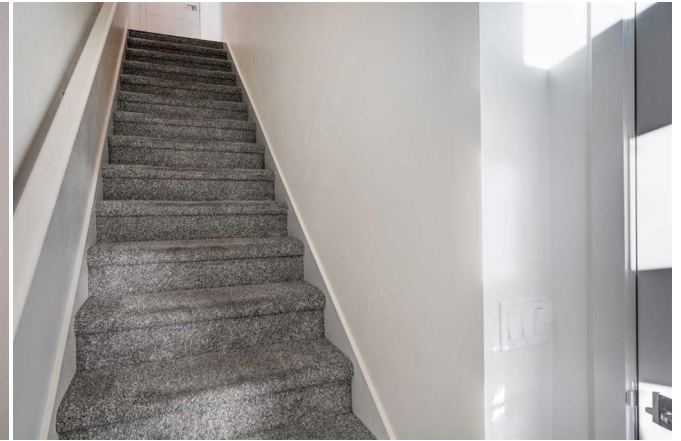
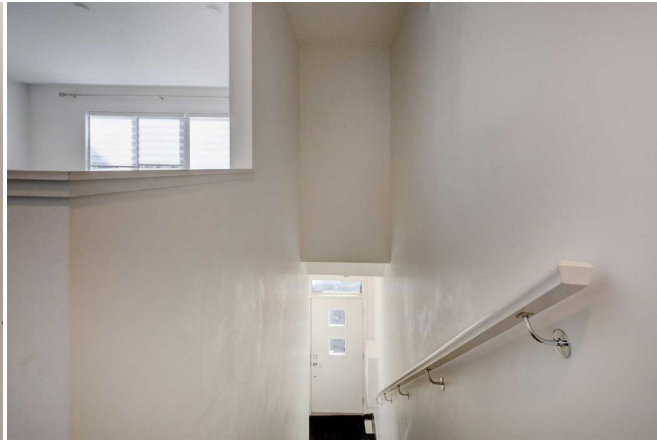
Property Listed By: **Royal LePage Benchmark**

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









**5301-100 Walgrove Ct SE, Calgary, AB**

Main Floor Exterior Area 1177 sq ft  
Interior Area 1296.51 sq ft



0 2 4 8 ft

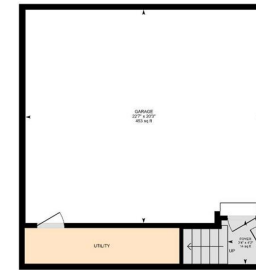
PREPARED: 2025/01/09



While square area excluded from total floor area in (DUDE) floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**5301-100 Walgrove Ct SE, Calgary, AB**

Lower Level Exterior Area 103.27 sq ft  
Interior Area 79.44 sq ft  
Excluded Area 485.01 sq ft



0 2 4 8 ft

PREPARED: 2025/01/09



While square area excluded from total floor area in (DUDE) floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.