



THE
A-TEAM

**RE/MAX
FIRST**

35 WALGROVE Walk #110, Calgary T2X 4S6

MLS®#: **A2187655**

Area: **Walden**

Listing Date: **01/15/25**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **698**
Low Sqft:
Ttl Sqft: **698**

DOM

7

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Titled, Underground

Utilities and Features

Roof:
Heating: **Baseboard, Hot Water**
Sewer:
Ext Feat: **None**

Construction: **Stone, Vinyl Siding, Wood Frame**
Flooring: **Tile, Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **High Ceilings, Kitchen Island, See Remarks, Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`10" x 9`9"	Kitchen	Main	13`10" x 11`5"
Bedroom - Primary	Main	10`6" x 10`3"	Bedroom	Main	10`6" x 10`1"
3pc Ensuite bath	Main	5`1" x 8`5"	4pc Bathroom	Main	5`0" x 8`3"

Legal/Tax/Financial

Condo Fee:
\$329

Title: **Fee Simple**
Fee Freq:

Zoning: **M-X2**

Legal Desc:

2011368

Monthly

Remarks

Pub Rmks:

Discover modern living at its finest with this exceptional turnkey condo, nestled in the inviting neighborhood of Walden. This ground-floor gem offers an elevated lifestyle with high-end finishes and a seamless blend of indoor and outdoor spaces. Enjoy the luxury of two spacious bedrooms and two full bathrooms, with the primary bedroom providing ample privacy and comfort. Entirely designed to please, the unit flaunts Quartz countertops, sleek vinyl plank flooring, and a suite of stainless steel appliances, ensuring both style and functionality in your daily living. The bright open-plan living area extends to an enchanting patio where you can embrace serene mornings overlooking lush greenspace. Perfect for entertaining or for those seeking a peaceful retreat. Added conveniences include in-suite laundry with washer and dryer, air conditioning for those warm summer days, and heated underground parking with additional storage to keep your valuables secure and organized. Built by Calgary's leading Multi Family Builder, this condo does not just meet expectations, it exceeds them with an exclusive, award-winning in-suite make-up air system that guarantees a continual flow of fresh air. Situated in a fabulous location with no compromises on comfort and elegance, this property is more than just a home—it's a lifestyle. Ready to move in and start enjoying, this condo invites you to a living experience you don't want to miss. Call today for more information!!

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







