

**30 WALGROVE Walk #119, Calgary T2X4M9**

MLS® #: **A2188144** Area: **Walden** Listing Date: **01/16/25** List Price: **\$439,000**  
 Status: **Active** County: **Calgary** Change: **-\$16k, 18-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2019**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **951**  
 Low Sqft:  
 Ttl Sqft: **951**

DOM  
**37**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking  
 Ttl Park: **1**  
 Garage Sz:

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

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Storage**  
 Construction: **Composite Siding,Concrete**  
 Flooring: **Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`9" x 10`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`9" x 101`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`11" x 6`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`4" x 10`9"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>7`9" x 5`3"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>10`8" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`9" x 9`2"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>10`7" x 4`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`2" x 4`3"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$451**

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

Zoning:  
**(M-X2)**

Legal Desc: **1910941**

Remarks

Pub Rmks: **Step into the stylish open-concept condo you've been waiting for! This charming 2-bedroom, 2-bathroom ground-floor corner unit is a perfect blend of contemporary comfort and functional design. Located in the sought-after Walden neighborhood, this 951 sq ft home enjoys an abundance of natural light from its sunny southwest exposure and large windows throughout. As you enter, you'll be greeted by sleek, upgraded luxury vinyl plank flooring that flows seamlessly through the space. The kitchen, ideal for both cooking and entertaining, features pristine white quartz countertops, plenty of cabinetry, and high-end stainless steel appliances. The private master suite is a true sanctuary, complete with a luxurious en-suite bathroom that includes dual vanities and a walk-in shower. The second bedroom is equally well-designed, offering easy access to the second bathroom via a convenient cheater door for added privacy. Step outside to your private wrap-around deck, the perfect place to relax or entertain with a gas BBQ hookup ready for your next gathering. Plus, enjoy the added convenience of an underground parking stall and a private storage unit in the heated parkade, keeping your belongings safe year-round. With nearby bike and running paths, along with close access to shopping and dining, this condo offers everything you need for an active, comfortable lifestyle. Don't miss out on this move-in-ready gem—book your private showing today!**

Inclusions: **None**  
Property Listed By: **2% Realty**

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









