



THE
A-TEAM

**RE/MAX
FIRST**

35 WALGROVE Walk #408, Calgary T2X 4S6

MLS® #: **A2192380**

Area: **Walden**

Listing Date: **02/12/25**

List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2020**

Finished Floor Area

Abv Sqft: **1,040**
Low Sqft:
Ttl Sqft: **1,040**

DOM

10
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Titled, Underground

Utilities and Features

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

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Elevator, Quartz Counters, Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 12`5"	Kitchen	Main	14`6" x 8`8"
Dining Room	Main	10`8" x 9`2"	Bedroom - Primary	Main	12`6" x 11`6"
Bedroom	Main	12`1" x 9`5"	Laundry	Main	7`3" x 3`2"
5pc Ensuite bath	Main	7`10" x 7`2"	4pc Bathroom	Main	9`3" x 4`11"
Foyer	Main	8`9" x 7`4"	Laundry	Main	7`3" x 3`2"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$485

Fee Simple
Fee Freq:
Monthly

M-X2

Legal Desc: 2011368

Remarks

Pub Rmks: **One of the most spacious suburban condos you will find in the Calgary market and listed for under \$400,000. Welcome to Walgrove Place in Walden. This top floor corner unit with a courtyard view was built in 2020 by Cardel Lifestyles. With 1040 square feet of living space, nine-foot ceilings, an oversized end parking stall, separate assigned storage and sleek modern finishings, this one does have it all. The sparkling white kitchen boasts quartz counters, large flat island with 4-person breakfast bar, stainless appliances, pantry and plenty of cupboard space. The open living space allows for flexible placement of furniture and an entertaining setup. The balcony is for more than just barbecuing being over 21 feet long and 6 feet deep and has a gas hookup. You'd expect nothing less than the two generous bedrooms, including the primary with walk through closet and double sink ensuite. The second bedroom has cheater bathroom access for whatever your needs there may be. There is in suite laundry and a bit of storage to go along with your separate storage space as well as a comfortable but separated foyer. This attractive and well-built complex sits just off of 210 Ave SE for easy access in and out as well as all of the growing amenities of Legacy just on the other side. Available immediately, a great package awaits. Come and see for yourself today.**

Inclusions: **Parkade Remote**
Property Listed By: **Coldwell Banker Home Smart Real Estate**

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



408, WALGROVE WALK SE
408, WALGROVE WALK SE, WALDEN, AB
MAIN LEVEL (A4) - 1040.17 Sq Ft / 96.83 sq ft
TOTAL ABOVE GRADE FINIS SIZE - 1040.17 Sq Ft / 96.83 sq ft







