



THE
A-TEAM

**RE/MAX
FIRST**

20 WALGROVE Walk #414, Calgary T2X 4L2

MLS® #: **A2197604**

Area: **Walden**

Listing Date: **02/27/25**

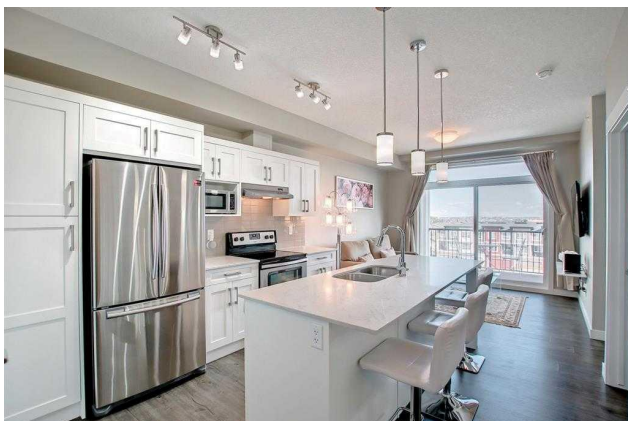
List Price: **\$315,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **580**
Low Sqft:
Ttl Sqft: **580**

DOM

37
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Stall,Titled,Underground

Utilities and Features

Roof:
Heating: **Baseboard,Central**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`0" x 11`7"	Kitchen With Eating Area	Main	11`5" x 11`7"
Bedroom - Primary	Main	10`0" x 8`11"	Bedroom	Main	9`2" x 8`11"
Laundry	Main	3`3" x 8`3"	Balcony	Main	5`11" x 12`2"
4pc Bathroom	Main	8`10" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$277

Title:
Fee Simple

Zoning:
M-X2

Fee Freq:
Monthly

Legal Desc: **1810765**

Remarks

Pub Rmks: **Welcome to your bright and breezy top-floor condo, where natural light pours in, and there's not a single piece of carpet in sight! This 2-bedroom, 1-bathroom home is all about easy living, with stylish vinyl plank flooring, modern white cabinets and quartz countertops that make everything look just a little more polished. Being on the top floor means no upstairs neighbours—just peace, quiet, and a great view. And since it faces south, you'll get all that glorious sunshine streaming in. Step onto your balcony, the perfect spot for morning coffee or summer BBQs. You'll also have your own titled underground parking stall (no scraping ice off your car in the winter!) and a separate storage locker for all your extra gear. The building has an elevator (no hauling groceries up the stairs!) and visitor parking, so friends and family can drop by hassle-free. The location? It's fantastic. Just minutes from the Township Shopping Centre in Walden, plus parks, schools, and transit options close by. Whether you're grabbing a coffee, running errands, or scratching your shopping itch, everything is just steps away. Move in, get comfy, and start enjoying this light-filled space—you're going to love it here!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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



