



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**41 WALGROVE Plaza, Calgary T2X 4E1**

MLS® #: **A2198964**

Area: **Walden**

Listing Date: **03/06/25**

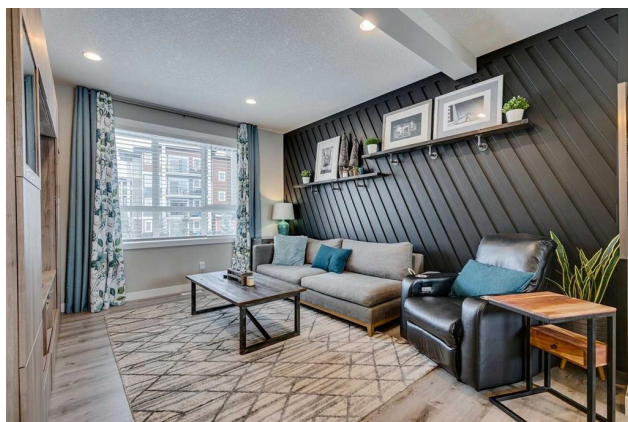
List Price: **\$540,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **1,667**  
Low Sqft:  
Ttl Sqft: **1,667**

DOM

**4**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.5 (2 1)**  
Style: **3 (or more) Storey**

Lot Information

Lot Sz Ar: **1,097 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot,Street Lighting**  
Park Feat: **Alley Access,Double Garage Attached,Garage Door Opener,Garage Faces Rear,Insulated,Off Street,On Street,Side By Side**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$293**  
Legal Desc: **1612853**  
Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **M-X2**

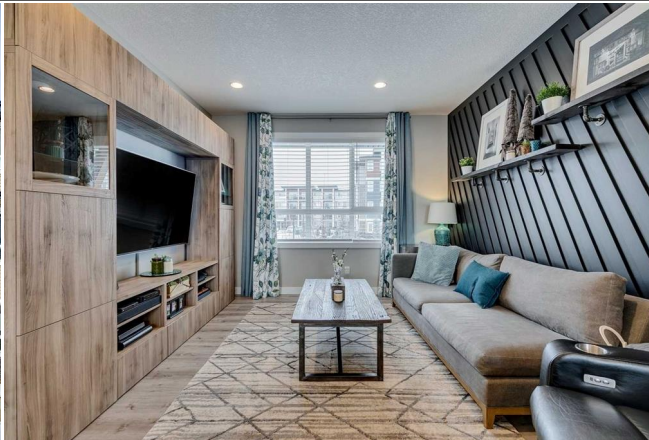
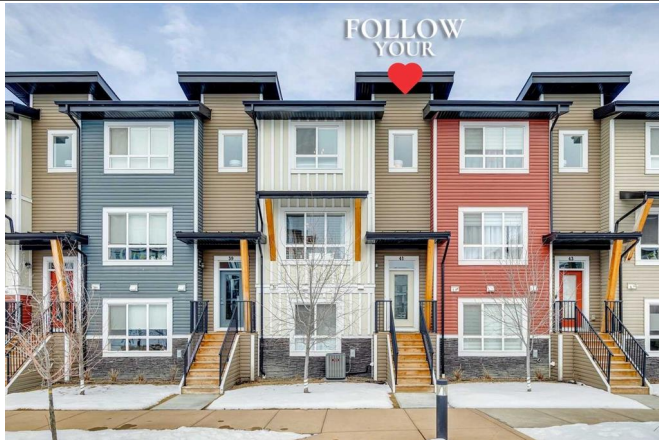
Remarks

Pub Rmks: **Step into this stunning 3-bedroom townhouse, a modern haven built in 2020 that promises to be the perfect blend of luxury & convenience. The front door faces greenspace & walkways in the complex, giving you extra privacy. From the moment you enter, you'll be captivated by the thoughtful design & attention to detail that defines every inch of this home. The versatile bottom level boasts a spacious bedroom with 9' ceilings & large window, ideal for transforming into a home office, vibrant kids' playroom, guest bedroom, or whatever your imagination desires. As you ascend to the main floor, you'll be greeted by an inviting open-concept layout, where the kitchen, living room, & dining room flow together seamlessly, perfect for both entertaining & everyday living. The living room boasts a beautiful feature wall. The kitchen is a culinary enthusiast's dream, featuring sleek quartz counters, generous island with breakfast bar, stainless steel appliances including gas stove, pantry, garburator, & stunning ceiling-high backsplash that adds a touch of elegance to the heart of the home. Step out onto the balcony just off the dining room, complete with a gas BBQ hook-up, & envision summer evenings spent grilling & relaxing. With 9' ceilings gracing both the main & bottom floors, the townhouse feels airy & spacious, enhancing every moment you spend here. A convenient half bathroom on the main floor adds to the thoughtful layout. Upstairs, discover the ultimate in comfort & functionality. The laundry is strategically placed for easy access, along with 2 primary bedrooms, each with ensuite bathrooms & luxurious upgraded carpet. The main primary bedroom is a true retreat, offering a large walk-through closet PLUS A SECOND WALK-IN CLOSET at the other end of the ensuite bathroom. Relax in your spa-like ensuite after a long day, where you will find dual sinks, quartz countertops, & beautifully tiled, expansive shower that invites you to unwind in luxury. The secondary primary bedroom features walk-in closet & ensuite bathroom with quartz counters & tub/shower combo. At the back of the property, you'll find the double attached insulated garage with shelving, offering both protection for your vehicles & extra storage space. With super-low condo fees, this home is as practical as it is beautiful. Additional features: A/C (2024), extra soundproofing added around the main primary bedroom & the main floor bedroom/office, furnace tuned up & ducts cleaned in Oct 2024, Ecobee thermostat, fan light added in the main primary bedroom (2021), & main floor bathroom cabinet storage included. Located just across the street from a bus route & within walking distance to all the amenities you could desire, including restaurants & scenic walking trails, this townhouse offers a lifestyle of unparalleled convenience. Golf enthusiasts will appreciate the proximity to nearby golf course (9-min drive to Heritage Pointe Golf Club), & the proximity to Spruce Meadows (9-min drive) adds a unique charm to the area.**

Inclusions: **Fridge, stove, microwave, dishwasher, washer & dryer, blinds and curtain rods, garage opener & 2 remotes and exterior key pad, 2 TV wall mounts, air conditioner, 12-year transferable warranty for air conditioner, smart thermostat, floating shelves in living room, dining room and office, garburator, wall cabinet in half bathroom, 2 coat hooks at front door, remote for ceiling fan in main primary bedroom, carpet on floor in basement storage room, tire storage in garage, garage shelf with white metal brackets above tire storage, PVC slatwall in garage, overhead storage in garage, ladder hook in garage, 2 golf cart hooks in garage ceiling, hanging door storage racks (kitchen pantry, both upstairs linen closets, and laundry closet door)**

Property Listed By: **RE/MAX First**

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









41 Walgrove Plz SE, Calgary, AB

2nd Floor Exterior Area 620.96 sq ft  
Interior Area 507.08 sq ft



While regions are excluded from total floor area in QUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.







**41 Walgrove Plz SE, Calgary, AB**

3rd Floor Exterior Area 737.40 sq ft  
Interior Area 650.00 sq ft



PREPARED: 20240202

White regions are excluded from total floor area in QUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



**41 Walgrove Plz SE, Calgary, AB**

1st Floor Exterior Area 558.37 sq ft  
Interior Area 275.25 sq ft  
Excluded Area 400.55 sq ft



PREPARED: 20240202

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