

40 WALGROVE Walk #306, Calgary T2X 5A2

Balcony

Sewer:

Ext Feat:

MLS®#: **A2204278** Area: **Walden** Listing **03/20/25** List Price: \$325,000

Status: Active County: Calgary Change: -\$5k, 04-Apr Association: Fort McMurray

Date:



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary

<u>Lot Information</u> Lot Sz Ar:

Lot Shape:

Year Built:

al

<u>Finished Floor Area</u> Abv Sgft:

Low Sqft:

Ttl Sqft: 606

606

<u>DOM</u>

31 Layout

Beds: 2 (2)
Baths: 1.0 (10)

Style: Apartment-Single

Level Unit

<u>Parking</u>

Ttl Park: 1

Garage Sz:

Access: Lot Feat:

Park Feat: Parkade, Titled, Underground

2022

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Baseboard, Natural Gas Concrete, Wood Frame

Flooring: Vinyl

Vinyl Water Source:

Fnd/Bsmt:

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Int Feat: Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters Utilities:

Room Information

Room Level Dimensions Room Level Dimensions
Legal/Tax/Financial

Condo Fee: Title: Zoning: \$277 Fee Simple M-X2

Fee Simple
Fee Freq:

Monthly

Legal Desc: 2210083 Remarks

Pub Rmks:

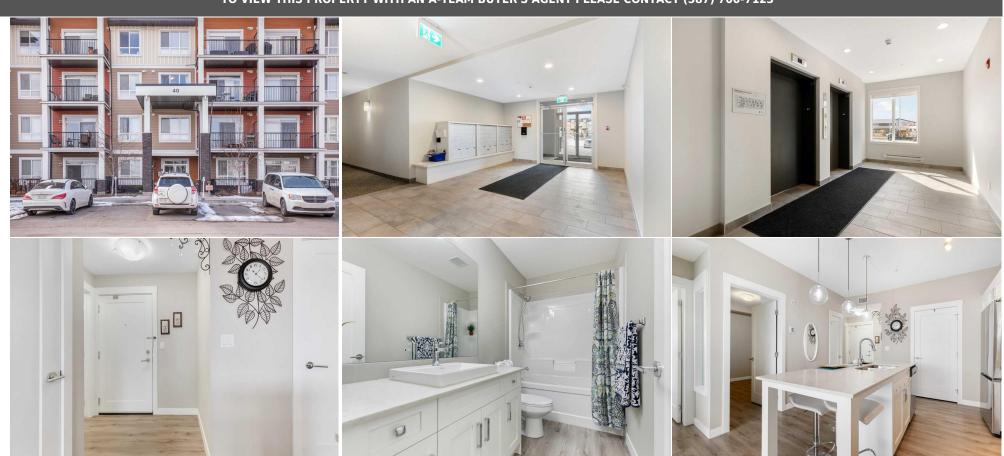
Discover your new retreat in the serene community of Walden! This charming 2-bedroom, 4 pc bathroom unit in Walgrove Place is designed for comfort and convenience. The open-concept living space is perfect for both relaxation and entertaining, while the modern kitchen—complete with essential appliances—offers plenty of cabinet storage for your culinary needs. The cozy bedrooms boast generous closet space, and the stylish bathroom is thoughtfully designed with all the essentials. Step onto your private balcony to enjoy your morning coffee or unwind after a long day. Additional features include in-unit laundry, underground storage, and titled indoor parking. Ideally situated near grocery stores, restaurants, parks, and recreational facilities. Plus, with quick connections to major highways and public transit, commuting is effortless.

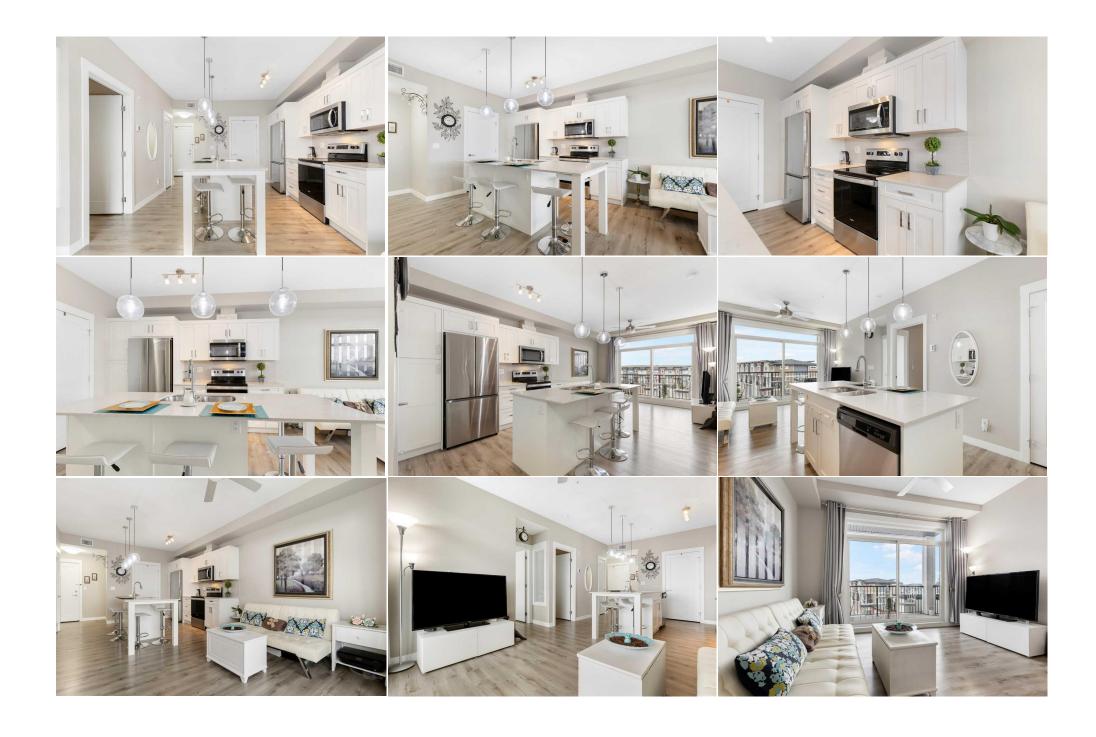
Inclusions:

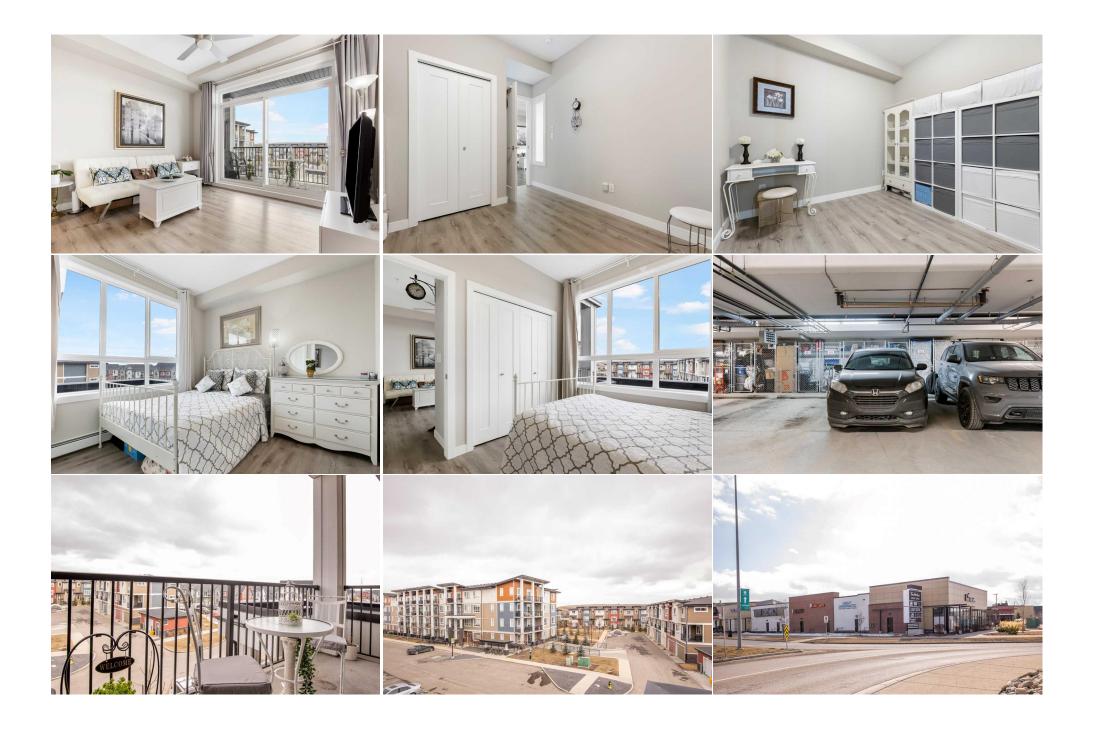
Property Listed By: RE/MAX Complete Realty

N/A

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











306-40 Walgrove Walk SE, Calgary, AB Main Floor Interior Aven 608.20 Sq R



BiGUIDE