



THE
A-TEAM

**RE/MAX
FIRST**

40 WALGROVE Walk #306, Calgary T2X 5A2

MLS® #: **A2204278**

Area: **Walden**

Listing Date: **03/20/25**

List Price: **\$325,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 04-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **606**
Low Sqft:
Ttl Sqft: **606**

DOM

31
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,Titled,Underground**

Utilities and Features

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

Construction: **Concrete,Wood Frame**
Flooring: **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

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

N/A

Property Listed By:

RE/MAX Complete Realty

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







