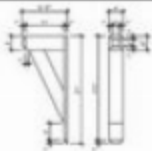


TITANIUM PLUS SPEC

\*NOTE\*  
ALL EXTERIOR WINDOWS AND DOORS  
COMPLY WITH R-20 THERMAL TRANSPARENTANCE  
REQUIREMENTS AS PER THE NATIONAL  
BUILDING CODE - ALBERTA EDITION 2019



WINDOW, DOOR, AND SKYLIGHT REQUIREMENTS	
PERFORMANCE CLASS	R
TERRAIN	ROOFSHED
MINIMUM PERFORMANCE GRADE (PSG)	25
MINIMUM POSITIVE DESIGN PRESSURE	1300 PA
MINIMUM NEGATIVE DESIGN PRESSURE	1300 PA
MINIMUM WATER PENETRATION	1000 PA
TEST PRESSURE	300 PA
MINIMUM CANADIAN AIR INFILTRATION (CFM @ 75°F)	A2
MAXIMUM U-VALUES (W16 x 4)	1.6
SKYLIGHTS	2.7



PROJECT NO.	1
DATE	15
CLIENT	CALLA, ROWAN, CHESTERMAN
PROJECT	55 WALGROVE PARK SE
DESIGNER	ADAMO ARCHITECTURAL DESIGN
DATE	2021.02.14
SCALE	1/8" = 1'-0"
PROJECT NO.	030 032 033
DATE	2021.02.14

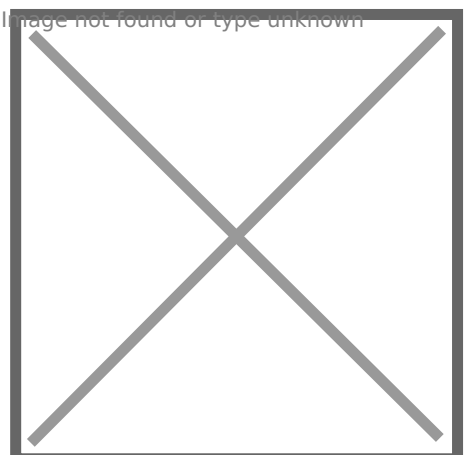
\$ 479,900.00

# 55 WALGROVE PARK SE CALGARY

<https://paulbrinton.com>

Welcome to the "Rowan"! This is a Villa Style Bungalow with a superb and unique lot layout. Unlike most others, this home FRONTS onto a park, no noisy streets to look at out your front window. This is really what Villa living should be about, quiet and peaceful. The attached...

- 1 bed
- 2 baths
- Semi Detached
- Residential
- Active



## BASIC FACTS

**Style:** Bungalow, Side by Side

**MLS ® #:** A1164029

**Type:** Semi Detached

**Bedrooms:** 1

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-02 17:16:14

**Bathrooms:** 2

**Bedrooms Above Grade:** 1

**Date added:** 11/26/21

**Two Piece Bath:** 1

**Lot size:** 4069 sq ft

**Year built:** 2021

**Parking:** Double Garage Attached, Garage Faces Rear

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Association Amenities:** None

**Community Features:** Schools Nearby,Playground,Shopping Nearby

**Fencing:** Partial

**Cooling:** None

**Interior Features:** Bathroom Rough-in,Closet Organizers,Double Vanity,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Vinyl Windows,Walk-In Closet(s)

**Roof Type:** Asphalt Shingle

**Total Parking:** 2

**Flooring:** Carpet,Ceramic Tile,Laminate

**Fireplace Features:** Electric

**Exterior Features:** Other

**District:** CAL Zone S

**Inclusions:** na

**Lot Features:** Backs on to Park/Green Space,Level,Rectangular Lot,See Remarks

**Heating Type:** Forced Air



## PROPERTY INFORMATION

**Basement:** Full, Unfinished

**Laundry features:** Main Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Construction Materials:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

**Subdivision Name:** Walden

**Lot Size Acres:** 0.09

**Levels:** One

**Zoning:** R-2M

**List Price Square Foot:** \$ 467.28

**Photo Count:** 3

**Unit Exposure:** N

**Suite:** No

**Frontage Metres:** 10.36M 34`0"

**Living Area SF:** 1027.00

**Structure Type:** Duplex

**Restrictions:** None Known

