

306, 40 Walgrove Walk SE
Calgary, Alberta

MLS # A2204278



\$329,500

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	606 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 277
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

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.