



**GRASSROOTS**  
REALTY GROUP

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405, 10 Walgrove Walk SE  
Calgary, Alberta

MLS # A2287789



**\$354,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 381
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting		

**Inclusions:** na

Step into this STUNNING 2 BEDROOM 2 BATH TOP UNIT APARTMENT, where every detail exudes luxury and comfort. The open floor plan sets a welcoming tone, offering a perfect blend of ELEGANCE & CONVENIENCE. The COZY & SPACIOUS GOURMET KITCHEN featuring upgraded stainless steel appliances, including a BUILT-IN OVEN & MICROWAVE, ELECTRIC COOKTOP and a huge PANTRY. The LARGE QUARTZ ISLAND provides ample space for meal preparation and hosting get-togethers. Natural light floods the space, accentuating the wrap-around balcony that showcases stunning views, ideal for watching the sunsets. This unit includes a titled parking stall and assigned storage. Conveniently located near shopping, dining, and parks, this apartment offers a lifestyle of comfort and convenience. Don't miss this opportunity to make this apartment your new home.