



GRASSROOTS
REALTY GROUP

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311, 40 Walgrove SE
Calgary, Alberta

MLS # A2305468



\$314,990

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	631 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Owned, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 277
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding	Zoning:	M-X2
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Double Vanity, Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: NA

Move in Ready! Most furniture Included! Welcome home to this stunning 3rd floor, air-conditioned 2-bedroom, 2-bathroom (773 Builder sq ft including 78 sq ft balcony) condo with premium window coverings where 2022 construction meets pristine, move-in-ready condition. Cared for by the original owners in this low turnover building, this home provides a clean, smoke-free, and pet-free environment that feels freshly minted from the moment you enter. The interior boasts 9' ceilings, creating an open, airy feel throughout the living space. The kitchen serves as a culinary focal point, featuring crisp white cabinets extended to the ceiling, quartz countertops, a sleek island with a breakfast bar, and a full suite of modern stainless steel appliances. Both bathrooms are finished with ceramic tile flooring, with the primary ensuite highlighted by a premium glass shower for a polished, contemporary look. Stay comfortable year-round with the rare addition of an oversized air conditioning unit—a premium feature not found in all suites. East-facing windows flood the home with morning light, perfect for enjoying a coffee on your private balcony. This home includes the added security of titled underground parking (with storage), though you can easily leave the car at home. You are just a short stroll across 210 Ave from The Townships, a vibrant hub for dining, groceries, and essential services. With heat and water already included in the condo fees, this home offers a streamlined, lock-and-leave lifestyle. Experience the perfect blend of style and convenience in a home that truly sparkles.