



GRASSROOTS
REALTY GROUP

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410, 35 Walgrove Walk SE
Calgary, Alberta

MLS # A2305684

\$329,900



Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	701 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 329
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions:	None
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Welcome to this 2-bedroom, 2-bathroom contemporary and stylish apartment in the desirable neighbourhood of Walden. Step into the gorgeous white kitchen featuring stainless steel appliances and quartz countertops, creating an elegant atmosphere. The dining area seamlessly flows into a cozy living room. The primary bedroom features two closets and a 3-piece ensuite. Enjoy your morning coffee in a quiet atmosphere with a courtyard view. The spacious balcony is perfect for enjoying the outdoors with a gas-line BBQ. There is in-suite laundry, titled underground heated parking (#410), and an additional storage locker (#410) in the parkade. Just a 2-minute stroll away, Township Plaza offers all the amenities you could desire, including grocery stores, coffee shops, banks, parks, walking paths, ponds, and various restaurants. Walden is a highly sought-after community, rich in amenities and close to schools, public transit, the South Health Campus, McLeod Trail, Stoney Ring Road/22x, and Deerfoot Trail. Don't miss the opportunity to call this stylish condo in Walden your new home!