



GRASSROOTS
REALTY GROUP

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419, 10 Walgrove Walk SE
Calgary, Alberta

MLS # A2322691



\$355,000

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	788 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 376
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Track Lighting, Walk-In Closet(s)

Inclusions: Key Fob, Rack in laundry room, Rack in Storage area

Check out other units this size - you will see the differences this one offers! Original owner put THOUGHT and MONEY and TIME into upgrading the MOST important aspects of this home. Hand picked the perfect location on the TOP FLOOR with the BEST views. NO ONE above you!!!! LOW Condo Fees. DOG friendly building in lovely Walden! Walden ponds, pathways, ball diamonds, playgrounds - ALL across the street. You would never know you can walk to Starbucks or Winners or many shopping options in under 5 mins!!! This stunning unit offers AMAZING GREEN PARK VIEWS out every window! PLUS downtown views from the balcony as well!!!! You will never want to close your blinds!!! UPGRADED Vinyl Plank Flooring THROUGHOUT. Two spacious bedrooms, two FULL bathrooms. Open-concept interior offers natural light through ALL windows. The chef-inspired kitchen is a standout, featuring an upgraded stainless steel appliance package, EXTRA cabinets on the sides - sleek quartz countertops, elegant pendant lighting, SS hood fan, tiled backsplash, pantry, and an extended island with seating that is perfect for both daily living and entertaining. The primary suite serves as a true retreat, boasting a double walk-through closet with custom built-ins & a spa-like ensuite featuring his-and-hers sinks (not available in all units!), quartz counters plus dedicated linen closet. The second bedroom (used as office now) is equally impressive, offering plenty of light! Conveniently located next to 4 piece bathroom. This separation between the bedrooms is great for guests or roommates or home-office users. Laundry is an actual ROOM - not a closet! Space for hampers, cleaning supplies etc. PLUS a front closet. Loads of storage options in unit PLUS BONUS storage locker conveniently located right In FRONT of parking stall with a custom shelf built and

ready for your storage needs. One of the BEST Titled, heated underground parking stalls in building - SO CLOSE to elevator access. Great for when you come home from a trip - or have lots of groceries to bring up to your unit! Located in the desirable community of Walden, you are just steps away from essential shops, restaurants, grocery stores, parks, and pathways. With quick access to Macleod Trail and Stoney Trail for effortless commuting - 28 mins to downtown and 30 mins to airport. This move-in-ready TOP FLOOR UNIT offers the perfect balance of style and convenience. Call today to view!