



GRASSROOTS
REALTY GROUP

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120, 10 Walgrove SE
Calgary, Alberta

MLS # A2335074



\$355,000

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	763 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 346
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NONE		

Welcome to this BEAUTIFULLY MAINTAINED GROUND-LEVEL CONDOMINIUM in the highly desirable community of WALDEN, offering the perfect blend of style, comfort, and convenience. Boasting 762 SQ. FT. OF WELL-DESIGNED LIVING SPACE, this bright and functional home features 2 BEDROOMS, 2 FULL BATHROOMS, WALL-MOUNTED AIR CONDITIONING, and a spacious GROUND-LEVEL PATIO, making it an excellent opportunity for first-time homebuyers, downsizers, professionals, or investors. Step inside to discover an inviting OPEN-CONCEPT FLOOR PLAN designed for modern living and effortless entertaining. The spacious living room seamlessly connects to the dining area and contemporary kitchen, creating a bright and welcoming atmosphere filled with natural light. The kitchen is thoughtfully designed with STAINLESS STEEL APPLIANCES, ample cabinetry, generous counter space, a PANTRY, and modern LIGHTING FIXTURES that add both style and functionality. Whether preparing everyday meals or hosting family and friends, this space is designed to impress. The private PRIMARY BEDROOM offers a relaxing retreat complete with a WALK-IN CLOSET and its own 3-PIECE ENSUITE BATHROOM, providing both comfort and privacy. A second generously sized bedroom is conveniently located near the full 4-PIECE BATHROOM, making it ideal for family members, guests, or a home office. Additional conveniences include an in-suite LAUNDRY/STORAGE ROOM, offering extra storage space while maximizing functionality. The WALL-MOUNTED AIR CONDITIONING ensures year-round comfort, keeping the home cool during Calgary's warm summer months. One of the standout features of this home is the expansive GROUND-LEVEL PATIO, measuring over 31 FEET IN LENGTH, providing exceptional outdoor

living space for morning coffee, summer BBQs, entertaining guests, or simply relaxing outdoors. Its ground-floor location also offers easy access for pet owners and those seeking convenient, stair-free living. Located in the vibrant and family-friendly community of Walden, residents enjoy easy access to shopping, restaurants, coffee shops, grocery stores, fitness centres, parks, playgrounds, scenic walking pathways, schools, and public transit. Major roadways including Macleod Trail, Stoney Trail, and nearby amenities make commuting throughout Calgary quick and convenient. Whether you're purchasing your FIRST HOME, looking to DOWNSIZE, or adding a quality property to your investment portfolio, this MOVE-IN READY CONDO offers exceptional value with its functional layout, modern finishes, STAINLESS STEEL APPLIANCES, WALL A/C, stylish LIGHTING FIXTURES, and outstanding location. DON'T MISS THIS INCREDIBLE OPPORTUNITY TO OWN A BEAUTIFUL HOME IN WALDEN—BOOK YOUR PRIVATE SHOWING TODAY!