



**GRASSROOTS**  
REALTY GROUP

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**310, 10 Walgrove SE**  
**Calgary, Alberta**

**MLS # A2335114**

**\$324,900**



|                  |                                             |               |                  |
|------------------|---------------------------------------------|---------------|------------------|
| <b>Division:</b> | Walden                                      |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)          |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                 |               |                  |
| <b>Size:</b>     | 760 sq.ft.                                  | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 2                                           | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Heated Garage, Secured, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -                                           |               |                  |
| <b>Lot Feat:</b> | -                                           |               |                  |

|                    |                                                     |                   |        |
|--------------------|-----------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                   | <b>Condo Fee:</b> | \$ 346 |
| <b>Basement:</b>   | -                                                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-X2   |
| <b>Foundation:</b> | -                                                   | <b>Utilities:</b> | -      |

**Features:** Ceiling Fan(s), Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

**Inclusions:** TV mounts , 2x Wire shelving in living room,

Bedrooms on opposite sides of the unit, A/C, and your own BBQ balcony....this Walden 2 bed condo hits what you've been hunting for. This 2 bdrm, 2 bath condo is laid out for privacy....bedrooms on opposite ends of the unit make it a natural fit for couples, family with kids, roommates, or anyone hosting guests. South expose fills the space with light, and the wall unit A/C means you're comfortable through Calgary's hottest weeks. The kitchen is the heart of the layout....quartz countertops, modern white cabinetry, tiled backsplash, and a large island with seating for 3-4 ppl. Step out to the private balcony, complete with a BBQ gas line, for year round grilling. The primary bedroom is spacious enough to fit a KING size bed/bedframe and even your night stands. The walk through closet opens into the ensuite with dual sinks & walk in shower. The second bedroom sits conveniently next to the main 4 piece bath....ideal for a guest room, office, or kid's room. In-suite laundry with extra storage round out the unit. Heated titled parking (#314) and a separate storage locker (#310) mean no scrambling for street parking in January....and no stashing your 'stuff' under beds and in closets, either. Walgrove Place is pet-friendly, and the building backs onto pathways, parks, and green space. Deerfoot Trail access puts downtown about 20 minutes away, and South Health Campus is a short drive....handy for healthcare workers or anyone wanting a hospital nearby. Shopping and restaurants in Legacy are minutes from your door. At this price point, with condo fees under \$350/month, this is a smart entry point into ownership. Build equity in your own place instead of paying down someone else's mortgage.