



**GRASSROOTS**  
REALTY GROUP

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**202, 25 Walgrove Walk SE  
Calgary, Alberta**

**MLS # A2220004**



**\$400,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	984 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 468
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Quartz Counters		

<b>Inclusions:</b>	N/A
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Step into this stunning, show home&ndash;condition condo filled with natural light and stylish finishes throughout. Featuring durable vinyl plank flooring and an open-concept layout, the kitchen, dining, and living areas flow seamlessly&ndash;perfect for both relaxing and entertaining. The chef-inspired kitchen boasts bright white cabinetry, quartz countertops, a massive eat-up island, and stainless steel appliances including a built-in oven, built-in microwave, and a sleek stovetop, offering both beauty and functionality. The spacious primary bedroom includes a large walk-in closet and a 4-piece ensuite, with mountain views visible on clear days. A second bedroom offers flexibility as a guest room or home office, and there's an additional 4-piece bathroom, along with a convenient in-suite laundry room. This unit includes two titled parking stalls&mdash;one underground and one surface&mdash;as well as a dedicated storage unit. Located within walking distance to shops, groceries, restaurants, and fitness facilities, and just steps to a bus stop with quick access to Macleod Trail, Deerfoot Trail, and Stoney Trail, this home offers both comfort and convenience in a prime location.