



**GRASSROOTS**  
REALTY GROUP

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**216, 10 Walgrove Walk SE**  
**Calgary, Alberta**

**MLS # A2227781**



**\$348,500**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	790 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 347
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Storage		

**Inclusions:** N/A

Finally, a bright, well-laid-out 2-bedroom, 2-bathroom condo with views that don't stare directly into someone else's living room. Inside, you'll find a kitchen that balances clean design with real-world function: crisp white cabinets, quartz countertops, a generous island for snacking, and a corner pantry that holds more than just cereal. The open-concept layout flows into a comfortable living area with lvp flooring and a ceiling fan that doesn't look like it came from a dorm room. The primary bedroom gets plenty of natural light and includes a large walk-through closet that leads to an ensuite with double sinks and storage where you really need it. The second bedroom sits on the opposite side of the unit - perfect for privacy - with a second full bathroom just steps away. You'll also find in-suite laundry, a large balcony with a gas hookup (ready summer grill season!), a titled underground parking stall (no snow scraping!), and a storage locker that's actually next to your stall. Living in Walden means you're steps from coffee, groceries, sushi, pizza, nature walks, and impulse Winners runs. It's urban convenience with a side of calm.