



GRASSROOTS
REALTY GROUP

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**406, 35 Walgrove Walk SE
Calgary, Alberta**

MLS # A2228785

\$410,000



Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	835 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 381
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Don't miss your opportunity to own this BEAUTIFUL TOP FLOOR CONDO! The sunny SW-facing windows provide an abundance of natural light throughout. You'll love the neutral and inviting aesthetic! Quality finishes include luxury vinyl plank flooring, all white shaker style cabinetry, and quartz countertops throughout! The bright kitchen is well-appointed with a breakfast bar, full corner pantry, ample cabinet and counter space, undermount double sinks, and stainless steel appliances. The open main living space has a separate dining area, and living room with access to the balcony. The primary bedroom has large windows and a double sided walk-through closet, leading to the private en suite! This condo is complete with a 2nd bedroom, 2nd full bath, laundry closet (full size stacked washer/dryer), entry closet, TITLED/UNDERGROUND PARKING, and a storage locker (conveniently located at the front of the parking stall)! There is visitor parking just to the left of the front/lobby door, and a lovely courtyard to enjoy. Located STEPS TO LEGACY VILLAGE SHOPPING CENTRE with grocery stores, restaurants and coffee shops, shopping, and more. Just STEPS in the other direction will take you to the beautiful Walden Ponds park. Call to view today!