



GRASSROOTS
REALTY GROUP

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201, 25 Walgrove SE
Calgary, Alberta

MLS # A2253272



\$395,000

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	936 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Outside, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 468
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions:	N/A
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PRICED TO SELL; MOTIVATED SELLER | SE CORNER UNIT | AIR CONDITIONING | HIGH-END FINISHES | 2 TITLED PARKING STALLS; 1 UNDER GROUND + 1 ABOVE GROUND | STORAGE LOCKER | 935 SQ FT OF LIVING SPACE (2 BED/ 2 BATH) | All in "Walgrove Place" - a modern, well-built condo development by award-winning Logel Homes, located in the heart of Walden. Surrounded by parks, pathways, and just minutes from the Township Shopping Centre, it offers a perfect blend of style, convenience, and low-maintenance living. With easy access to Macleod and Stoney Trail, this is an ideal home base in one of Calgary's fastest-growing southeast communities! This exceptionally upgraded and meticulously maintained corner-unit offers bright, open-concept living with soaring ceilings, oversized windows, and premium vinyl plank flooring throughout. The chef-inspired kitchen features quartz countertops, beautiful cabinetry and stainless steel appliances. Enjoy two generously sized bedrooms and two full bathrooms, including a spa-like ensuite with a full tile shower and upgraded undermount sinks. The real showstopper? A large, east-facing balcony that captures the morning sun—perfect for sipping coffee at sunrise. It also features a BBQ gas line, making it ideal for weekend grilling or entertaining guests. Additional highlights include central AC, custom window coverings, a titled underground parking stall, a titled above-ground parking stall, and a secure storage locker. Ideally located steps from shopping, dining, green spaces, and with easy access to both Macleod and Stoney Trail, this condo offers the best of maintenance-free living. Whether you're a first-time buyer, downsizer, or investor, this home is truly better than new—don't miss your opportunity to own one of the best layouts and locations in

Walgrove. Book your private showing today!