



**GRASSROOTS**  
REALTY GROUP

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207, 40 Walgrove Walk SE  
Calgary, Alberta

MLS # A2258847



**\$325,900**

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	580 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 277
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: none

Step into stylish condo living at Walgrove Place! This second-floor unit with 579.6 square feet of living space offers a smartly designed floor plan that blends comfort with modern flair. The welcoming entrance opens to a sleek kitchen featuring a massive island, stainless steel appliances, and plenty of space for dining. The open-concept living area is bathed in natural light from the floor-to-ceiling glass window and patio door, leading to your private balcony—perfect for relaxing mornings or unwinding evenings. With 2 bedrooms, a full 4-piece bathroom, and the convenience of in-suite laundry, this home checks all the boxes for functionality and style. Located in the sought-after community of Walden, you’ll enjoy tree-lined pathways, vibrant parks, and quick access to shopping, dining, and major roadways—everything you need for an effortless lifestyle. Walgrove Place itself offers a modern living experience with thoughtful details that make everyday life a little brighter. Affordable, stylish, and perfectly located—this is condo living at its best!