



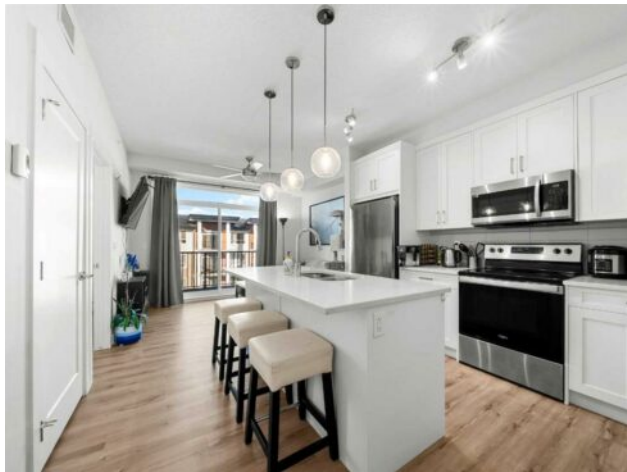
GRASSROOTS
REALTY GROUP

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404, 25 Walgrove Walk SE
Calgary, Alberta

MLS # A2271491

\$259,900



Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	529 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 243
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Quartz Counters, See Remarks		

Inclusions: None

2023 Built, Top Floor, bright, modern, and perfectly located, this 2-bedroom condo in Walden offers incredible value at just \$259,900! Situated in the well-managed, elevator-equipped building, this home features nearly 530 sq. ft. of open-concept living space, a titled parking stall, a private storage locker, and a spacious balcony with a natural gas hookup where BBQs are permitted. Inside, the unit features a practical layout with a welcoming entryway, a bright living area, and a modern kitchen equipped with a spacious island, quartz countertops, stainless steel appliances, and ample cabinet space. The bedroom with a built-in closet, while the den offers the perfect spot for a home office or added storage. Large windows fill the home with natural light, creating a comfortable and inviting atmosphere. No carpet. Upgraded flooring - LVP all throughout. This pet-friendly building is located in Walden, one of Calgary's most peaceful and nature-focused communities. You'll love the tree-lined streets, green spaces, walking paths, and nearby natural wetland. Dog owners will appreciate close proximity to Fish Creek Park, Wolf Willow Dog Park, and other outdoor spaces. Everyday convenience is unmatched with easy access to Gates of Walden, Township, Shawnessy Village, grocery stores, restaurants, banks, and major retailers. Commuting is seamless with quick connections to Macleod Trail and nearby transit routes. Additional perks include common bike parking, secured underground storage, and a dedicated parking stall just steps from the building. Low condo fees of \$242.57 per month include heat, water, building insurance, snow and garbage removal, and contributions to the reserve fund, offering predictable monthly costs and worry-free living. Perfect for first-time buyers, downsizers, or investors seeking a low-maintenance property in a vibrant and growing

community.