



**GRASSROOTS**  
REALTY GROUP

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305, 35 Walgrove SE  
Calgary, Alberta

MLS # A2278823



**\$315,000**

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	578 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: n/a

Welcome to this well-appointed two-bedroom apartment located on the third floor in the desirable community of Walden. This modern home offers secure underground parking and a private storage locker. The contemporary kitchen features quartz countertops, stainless steel appliances, and ample cabinetry, flowing seamlessly into a bright, open-concept living area ideal for everyday living and entertaining. The functional layout maximizes space and natural light throughout. Situated in a vibrant, family-friendly neighborhood, this property is conveniently located near schools, daycares, and public transit. Enjoy easy access to shopping, dining, and essential amenities just minutes away at the Township Shopping Plaza. An excellent opportunity for buyers seeking a modern, low-maintenance home in a well-connected Calgary community.