



**GRASSROOTS**  
REALTY GROUP

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**119, 10 Walgrove SE**  
**Calgary, Alberta**

**MLS # A2279327**



**\$334,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	643 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 277
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** NA

Welcome to this bright and beautifully maintained 2-bedroom, 2-bathroom condo in the sought-after community of Walden. Thoughtfully designed with vinyl plank flooring throughout, this space offers a clean, modern aesthetic that's both durable and stylish. The open layout is flooded with natural light and flows seamlessly to a ground-level patio with private street access &mdash; a rare and highly desirable feature. Whether you're walking the dog, stepping out for a morning coffee, or welcoming guests, you'll love the convenience and privacy this direct access provides. The primary bedroom features its own ensuite, creating a comfortable retreat, while the second bedroom and full bath offer flexibility for guests, a home office, or roommates. In-suite laundry, titled underground parking, and ample visitor parking round out the must-have features buyers are searching for. Located close to shops, amenities, green spaces, and major routes, this home delivers low-maintenance condo living without the compromise &mdash; perfect for first-time buyers, professionals, downsizers, or investors seeking strong long-term value. If you've been waiting for a condo that actually feels like a home &mdash; this is it.