



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

211, 10 Walgrove Walk SE  
Calgary, Alberta

MLS # A2282795



**\$250,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	606 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 277
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Veneer, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this bright, move-in-ready 2-bedroom, 1-bath condo located in the highly desirable community of Walden in SE Calgary. Well maintained and thoughtfully designed, this home is an excellent option for first-time buyers, downsizers, or investors seeking strong value in a growing neighborhood. The open-concept layout is functional and inviting, featuring brand new carpet throughout and a modern kitchen finished with granite countertops, stainless steel appliances, and a stylish backsplash. The living area opens onto a sunny south-facing balcony, offering the perfect space to enjoy morning coffee or unwind during summer evenings. Additional features include in-suite laundry, a titled parking stall, and a separate storage unit, all within a well-managed, low-maintenance complex. Located just minutes from parks, shopping, restaurants, and transit, this condo delivers everyday convenience with comfort and style. A great opportunity to own in one of SE Calgary's most welcoming communities. Book your showing today.