



GRASSROOTS
REALTY GROUP

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**412, 10 Walgrove Walk SE
Calgary, Alberta**

MLS # A2302266



\$350,000

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	791 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Insulated, Parkade, Stall, Titled, Under		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 346
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to Your Perfect Urban Retreat in Walden! Discover this IMMACULATE 2-bedroom, 2-bathroom TOP-FLOOR sanctuary featuring TITLED PARKING, a PRIVATE STORAGE LOCKER, and LOW CONDO FEES in the sought-after Walden community! Step inside and be greeted by 9-FOOT CEILINGS and an abundance of NATURAL LIGHT streaming through LARGE SOUTH-FACING WINDOWS with CENTRAL AIR for warm summer nights. The spacious entryway with closet space flows seamlessly into an OPEN-CONCEPT living space adorned with DURABLE Luxury Vinyl Plank flooring and UPGRADED lighting fixtures that add elegance to every corner. The SLEEK GOURMET KITCHEN is a chef's dream, showcasing MODERN WHITE cabinetry with soft-close drawers, QUARTZ COUNTERTOPS, a corner PANTRY with shelving, STAINLESS STEEL APPLIANCES (including electric cooktop and built-in wall oven/microwave, fluted chimney hoodfan and dishwasher), and stylish tile backsplash. The breakfast bar is perfect for casual dining or meals on the go! The dining area invites COZY conversations with family and friends, Off the living room is your stunning Patio, with panoramic views over looking southern skies in the distance. Enjoy your morning coffee or evening beverage while watching the SUNSET, with a GAS LINE for your BBQ ready for summer grilling! The SPACIOUS PRIMARY BEDROOM is your CALM RETREAT featuring UPGRADED carpets installed dec 2024, a WALK-IN CLOSET, and a PRIVATE 4-PIECE EN-SUITE with DUAL VANITIES and a LARGE STAND UP SHOWER for ultimate relaxation. The SECOND LARGE BEDROOM offers incredible FLEXIBILITY—perfect for guests, a home office, or library—with beautiful unobstructed south views. FUNCTIONALITY MEETS CONVENIENCE with

IN-SUITE LAUNDRY and additional storage space. The second 4-piece bathroom is perfectly situated for guests. This MOVE-IN-READY home offers unbeatable VALUE with LOW MAINTENANCE living and an UNBEATABLE LOCATION! Enjoy the VIBRANT Walden community with events for everyone—outdoor activities, fitness classes, community markets, potlucks, music nights, and seasonal fun. Explore walking paths, natural wetlands, parks, nearby FISH CREEK PARK, HERITAGE POINTE GOLF COURSE, and SPRUCE MEADOWS. With EASY ACCESS to MacLeod Trail, Stoney Trail, and Deerfoot, plus Gates of Walden, Township Mall, and Shawnessy Village just minutes away, everything from grocery stores to restaurants and major retailers is at your fingertips. THIS SPOTLESS HOME WON'T LAST LONG — BOOK YOUR TOUR TODAY!