



**309, 35 Walgrove Walk SE  
Calgary, Alberta**

**MLS # A2145942**



**\$375,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	695 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 293
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** None

Welcome to this stunning and bright 2-bedroom, 2-bathroom condo nestled in the heart of Walden! This contemporary unit is designed with an open-concept living space that seamlessly blends comfort and style, ideal for both relaxing and entertaining. The gourmet kitchen features a large island that serves as a focal point for meal preparation and casual dining. The primary bedroom offers a private retreat with an ensuite bathroom, while the second bedroom and bathroom provide ample comfort and privacy for guests. Step out onto the private balcony, an ideal spot for unwinding after a long day. Additional highlights include secure underground parking and a pet-friendly policy, ensuring all members of the family feel at home. Located within walking distance to parks, playgrounds, and a variety of amenities, this condo promises convenience and a vibrant community lifestyle. Don't miss this opportunity to make it your new home—schedule your viewing today!