



**408, 35 Walgrove Walk SE
Calgary, Alberta**

MLS # A2192380



\$399,900

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,040 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 485
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Elevator, Quartz Counters, Vinyl Windows		

Inclusions: Parkade Remote

One of the most spacious suburban condos you will find in the Calgary market and listed for under \$400,000. Welcome to Walgrove Place in Walden. This top floor corner unit with a courtyard view was built in 2020 by Cardel Lifestyles. With 1040 square feet of living space, nine-foot ceilings, an oversized end parking stall, separate assigned storage and sleek modern finishings, this one does have it all. The sparkling white kitchen boasts quartz counters, large flat island with 4-person breakfast bar, stainless appliances, pantry and plenty of cupboard space. The open living space allows for flexible placement of furniture and an entertaining setup. The balcony is for more than just barbecuing being over 21 feet long and 6 feet deep and has a gas hookup. You’d expect nothing less than the two generous bedrooms, including the primary with walk through closet and double sink ensuite. The second bedroom has cheater bathroom access for whatever your needs there may be. There is in suite laundry and a bit of storage to go along with your separate storage space as well as a comfortable but separated foyer. This attractive and well-built complex sits just off of 210 Ave SE for easy access in and out as well as all of the growing amenities of Legacy just on the other side. Available immediately, a great package awaits. Come and see for yourself today.