



GRASSROOTS
REALTY GROUP

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113, 40 Walgrove Walk SE
Calgary, Alberta

MLS # A2205497



\$234,500

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	500 sq.ft.	Age:	2022 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 216
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions:	N/A
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Welcome to your new sanctuary in the peaceful community of Walden! This delightful 1-bedroom, 1-bathroom unit in Walgrove Place is designed for both comfort and convenience. Enjoy the spacious open-concept living area, perfect for relaxation or entertaining. The modern kitchen, equipped with essential appliances, offers ample cabinet space for all your culinary needs. The cozy bedroom provides generous closet space, while the stylish bathroom features all the amenities you require. Step out onto your private balcony or patio to savor your morning coffee or unwind in the evening. Additional perks include in-unit laundry, extra underground storage, and titled outdoor parking. This unit is ideally located near a variety of amenities, including grocery stores, restaurants, parks, and recreational facilities, making it easy to enjoy local shopping, dining, and entertainment. With quick access to major highways and public transportation, commuting is a breeze. Don't miss the opportunity to make this charming unit your new home!