

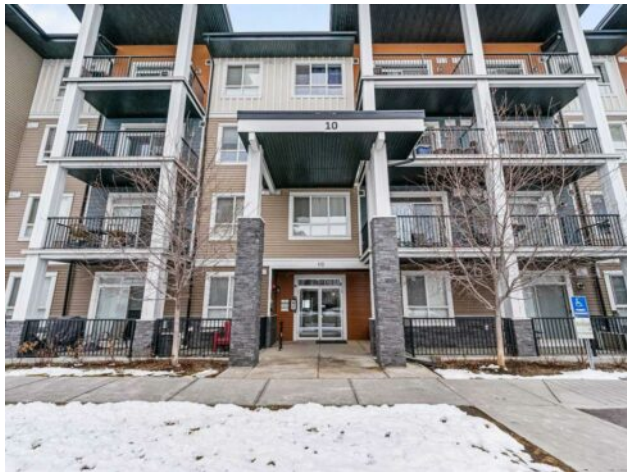


GRASSROOTS
REALTY GROUP

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321, 10 Walgrove Walk SE
Calgary, Alberta

MLS # A2208016



\$339,900

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	766 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 347
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: TV Mount, Fireplace

Welcome to this beautifully designed and impeccably maintained 2 bedroom, 2 bathroom condo, ideally located just minutes from the Township Shopping Centre in the sought after community of Walden. This well planned home features an open concept layout, soaring 9-ft CEILINGS, and expansive windows that allow natural light to pour in throughout the day. The stylish kitchen is a standout with stainless steel appliances, a granite topped island, white shaker style cabinetry, a corner PANTRY, and modern pendant lighting, perfect for cooking, gathering, or entertaining. Enjoy meals in the dedicated dining area and relax in the spacious living room, which opens to a large balcony overlooking tranquil park views and equipped with a gas line for your BBQ. The primary suite offers a walk through closet and a 3-piece ensuite with granite countertops and sliding glass shower doors. The second bedroom is thoughtfully located on the opposite side of the unit for privacy and is adjacent to a second full bathroom. Additional highlights include a separate laundry room with extra storage, titled underground heated parking, and a separate secured storage locker. This move-in ready home combines comfort, convenience, and style all in a vibrant community with easy access to parks, paths, and a growing array of local amenities.