



GRASSROOTS
REALTY GROUP

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408, 40 Walgrove Walk SE
Calgary, Alberta

MLS # A2212126



\$310,000

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	579 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 230
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, Quartz Counters, See Remarks		

Inclusions:	NA
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Welcome to this beautifully maintained 2-bedroom, 1-bathroom condo, perfectly situated near shopping, dining, and all essential amenities. Ideal for young families and professionals, this home offers both style and convenience in a sought-after location. Key Features: Bright & Modern Finishes – Contemporary design with sleek details. Spacious Kitchen – Large quartz island with counter seating. 4-Piece Bathroom – Roomy and well-appointed. In-Suite Laundry – For ultimate convenience. Titled Parking & Extra Storage – Located right by the front door for easy access.

Private Patio with Gas BBQ Line – Perfect for entertaining! This owner-occupied, pet-free unit has been meticulously cared for, offering a fresh and move-in-ready space. Experience what sets this condo apart—schedule a viewing today!