

408, 40 Walgrove Walk SE  
Calgary, Alberta

MLS # A2200798



**\$325,000**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 320
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, Quartz Counters, See Remarks		

**Inclusions:** Smart Home Voice Automated Blinds and Lighting

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 &ndash; Contemporary design with sleek details. Spacious Kitchen &ndash; Large quartz island with counter seating. 4-Piece Bathroom &ndash; Roomy and well-appointed. In-Suite Laundry &ndash; For ultimate convenience. Titled Parking & Extra Storage &ndash; Located right by the front door for easy access.

Private Patio with Gas BBQ Line &ndash; Perfect for entertaining Custom Automated Blinds & Smart Lighting &ndash; Just say, &ldquo;Hey Siri&rdquo;! 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&ndash;schedule a viewing today!