

**201, 25 Walgrove Walk SE  
Calgary, Alberta**

**MLS # A2218097**



**\$399,999**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	936 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Outside, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 468
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

**\*\*OPEN HOUSE SAT AUG 2 FROM 2:30PM-4:30PM\*\* SE CORNER UNIT | AIR CONDITIONING | HIGH-END FINISHES | 2 TITLED PARKING STALLS; 1 UNDER GROUND + 1 ABOVE GROUND | STORAGE LOCKER | 935 SQ FT OF LIVING SPACE (2 BED/ 2 BATH) | All in "Walgrove Place" - a modern, well-built condo development by award-winning Logel Homes, located in the heart of Walden. Surrounded by parks, pathways, and just minutes from the Township Shopping Centre, it offers a perfect blend of style, convenience, and low-maintenance living. With easy access to Macleod and Stoney Trail, this is an ideal home base in one of Calgary's fastest-growing southeast communities! This exceptionally upgraded and meticulously maintained corner-unit offers bright, open-concept living with soaring ceilings, oversized windows, and premium vinyl plank flooring throughout. The chef-inspired kitchen features quartz countertops, beautiful cabinetry and stainless steel appliances. Enjoy two generously sized bedrooms and two full bathrooms, including a spa-like ensuite with a full tile shower and upgraded undermount sinks. The real showstopper? A large, east-facing balcony that captures the morning sun&mdash;perfect for sipping coffee at sunrise. It also features a BBQ gas line, making it ideal for weekend grilling or entertaining guests. Additional highlights include central AC, custom window coverings, a titled underground parking stall, a titled above-ground parking stall, and a secure storage locker. Ideally located steps from shopping, dining, green spaces, and with easy access to both Macleod and Stoney Trail, this condo offers the best of maintenance-free living. Whether you're a first-time buyer, downsizer, or investor, this home is truly better than new&mdash;don't miss your opportunity to own one of the best layouts**

and locations in Walgrove. Book your private showing today!