

**411, 10 Walgrove Walk SE
Calgary, Alberta**

MLS # A2230327



\$280,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | Walden | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 611 sq.ft. | Age: | 2017 (8 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 277 |
| Basement: | - | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-X2 |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Stone Counters, Vinyl Windows | | |

Inclusions: None

This top floor 2 bedroom, 1 bathroom apartment offers incredible value with a titled underground parking stall, an assigned storage locker, in-unit laundry, and a massive private balcony, all wrapped up in a well maintained complex in the heart of Walden. As you enter, you're welcomed by a spacious foyer perfect for greeting guests. To the right is a beautifully upgraded 4-piece bathroom featuring a tiled stand-up shower, a large stone countertop vanity, and generous under sink storage. On the left, a stacked washer and dryer tucked neatly into the laundry closet adds everyday convenience. The main living area flows seamlessly with durable vinyl flooring throughout, creating a low maintenance and stylish foundation for daily living. The kitchen is both functional and beautiful, with stainless steel appliances, stone countertops, ample cabinet space, and a central island that's perfect for food prep or casual dining. Just steps away, the living room provides a cozy space to relax, and the built-in wall AC unit helps keep things cool during the summer months. Sliding glass doors flood the room with natural light and lead to a massive balcony overlooking the peaceful courtyard which means no traffic noise, just serenity. Off to the side are two generously sized bedrooms with soft carpeting underfoot, each able to accommodate your full furniture sets or versatile enough to convert into a home office or guest room. This unit also includes a titled underground parking stall to keep your vehicle protected year-round and a convenient storage locker for extra belongings. Located in the desirable community of Walden, you'll love being just steps from parks, pathways, and the sprawling Township shopping plaza right across the street, with restaurants, groceries, fitness studios, and cafes at your fingertips. Transit access and major roadways like

Macleod Trail and Stoney Trail make commuting a breeze. Whether you're a first time homebuyer, investor, or downsizer, this top floor unit delivers lifestyle, comfort, and unbeatable value.