DANIEL CRAM

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409, 35 Walgrove Walk SE
Calgary, Alberta

MLS # A2263861

$329,900

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	697 sq.ft.	**Age:**	2021 (4 yrs old)
Beds:	2	**Baths:**	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 329
Basement:	-	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	M-X2
Foundation:	-	**Utilities:**	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

This stylish, like-new TOP FLOOR 2 bedroom, 2 bathroom unit promotes a convenient, low-maintenance lifestyle in an fabulous location overlooking the courtyard. The bright and open floor plan is basked in natural light with herringbone plank flooring and a stylish design that is modern and sophisticated yet also practical. The gorgeous kitchen encourages culinary explorations featuring quartz countertops, stainless steel appliances and a large breakfast bar island with a built-in table for everyone to gather around. A handy gas line on the covered balcony encourages casual barbeques with courtyard views as the beautiful backdrop. The primary bedroom has courtyard views, dual closets and a luxurious ensuite. A handy den provides extra space for work, hobbies or guests with a full 4-piece bathroom right beside. In-suite laundry and a titled, underground parking stall further add to your comfort and convenience. This beautiful, move-in ready home is phenomenally located within this vibrant community chocked full of pathways that wind around ponds and parks. Within walking distance are every amenity including the numerous shops, services, groceries, cafes and restaurants (with more on the way!) at the Township Shopping District. Book your showing to see this beauty for yourself!

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