

# \$329,900 - 409, 35 Walgrove Walk Se, Calgary

MLS® #A2263861

**\$329,900**

2 Bedroom, 2.00 Bathroom, 697 sqft

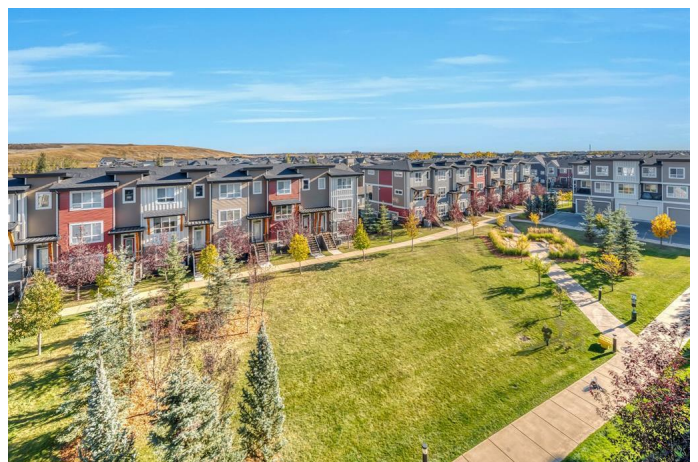
Residential on 0.00 Acres

Walden, Calgary, Alberta

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!

Built in 2021

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2263861          |
| Price          | \$329,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 697               |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 409, 35 Walgrove Walk Se |
| Subdivision | Walden                   |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2X 4S6                  |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Titled, Underground          |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows     |
| Appliances        | Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Hot Water                                                                                |
| Cooling           | None                                                                                                |
| # of Stories      | 4                                                                                                   |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Wood Frame            |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 18                 |
| Zoning         | M-X2               |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Ally Realty |
|----------------|-------------|

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