

207, 40 Walgrove Walk SE  
Calgary, Alberta

MLS # A2258847



# \$325,900

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Walden                             |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 580 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> | \$ 277 |
| <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>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |                   |        |

|                    |      |
|--------------------|------|
| <b>Inclusions:</b> | none |
|--------------------|------|

Step into stylish condo living at Walgrove Place! This second-floor unit with 579.6 square feet of living space offers a smartly designed floor plan that blends comfort with modern flair. The welcoming entrance opens to a sleek kitchen featuring a massive island, stainless steel appliances, and plenty of space for dining. The open-concept living area is bathed in natural light from the floor-to-ceiling glass window and patio door, leading to your private balcony—perfect for relaxing mornings or unwinding evenings. With 2 bedrooms, a full 4-piece bathroom, and the convenience of in-suite laundry, this home checks all the boxes for functionality and style. Located in the sought-after community of Walden, you’ll enjoy tree-lined pathways, vibrant parks, and quick access to shopping, dining, and major roadways—everything you need for an effortless lifestyle. Walgrove Place itself offers a modern living experience with thoughtful details that make everyday life a little brighter. Affordable, stylish, and perfectly located—this is condo living at its best!