

**312, 10 WALGROVE Walk SE**  
**Calgary, Alberta**

**MLS # A2289419**



**\$334,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	792 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Insulated, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s), Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 346
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** 3 Ceiling Fans, FOB, All Draperies, 2 Tv Mounts, Wall Shelves,

WELCOME to this IMMACULATE, AIR-CONDITIONED 791.67 Sq Ft HOME featuring 2 Bedrooms, 2 Bathrooms, 1 TITLED PARKING STALL in a HEATED UNDERGROUND PARKADE, VISITOR PARKING, a PRIVATE STORAGE locker, and LOW CONDO FEES in the WALDEN PLACE building!!! Step into COMFORT, and CONVENIENCE with FRESHLY Painted walls, & Ceilings, LARGE windows allowing in Natural light, and an OPEN CONCEPT floor plan with DURABLE Luxury Vinyl Plank flooring throughout the main living space, and SOFT carpet in Bedrooms. There is a Closet, and a Laundry room that allows for FUNCTIONALITY with STORAGE. The SLEEK Kitchen showcases Modern Wood cabinetry with soft close drawers, LED Undercabinet Lighting, a Corner PANTRY with shelving, QUARTZ Countertops including a Breakfast bar for those meals on the go, SS Appliances, and Tile backsplash. The Dining room is PERFECT for those COZY conversations around the table with FAMILY, and FRIENDS. The 4 pc Bath is situated across making it EASY when GUESTS come over. The 2nd Bedroom offers FLEXIBILITY for overnight stays or can also be used as an OFFICE/LIBRARY area. The STYLISH Living room has an Electric Fireplace with CUSTOM Mantle that WARMS up this space, and great for ENTERTAINING. The MASSIVE patio door leads out to the Balcony that is RELAXING to have your morning coffee or a favourite beverage at the end of the day while you watch the SUNSET. It has a GAS Line for the BBQ making it CONVENIENT for meals. The SPACIOUS Primary bedroom is a CALM RETREAT featuring UPGRADED Pendant Lighting, and a WALK-THROUGH closet leading to a PRIVATE 5 pc EN-SUITE with DUAL vanities, and a soaker tub for those days that you need to RELAX. This SPOTLESS HOME is

MOVE-IN-READY, and VALUE for the MONEY!!! The VIBRANT Community of WALDEN has EVENTS for EVERYONE including Outdoor Activities, Fitness, Community Markets, Potlucks, Music Nights, and Seasonal FUN!!! ENJOY Walking Paths, Natural Wetlands, Parks, nearby FISH CREEK PARK, HERITAGE POINTE GOLF COURSE, and SPRUCE MEADOWS. With EASY ACCESS to MacLeod Trail, Stoney Trail, and Deerfoot + LOCAL SHOPS - the LOCATION is UNBEATABLE. Located just minutes from Gates of Walden, Township Mall, and Shawnessy Village, you'll have everything from grocery stores to restaurants and major retailers at your fingertips. This LOW-MAINTENANCE HOME is waiting for you, BOOK your tour TODAY!!!