

**209, 25 Walgrove Walk SE**  
**Calgary, Alberta**

**MLS # A2347403**



## \$279,900

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Walden                             |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 697 sq.ft.                         | <b>Age:</b>   | 2023 (3 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Gated, Stall, Titled, Underground  |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                                          |                   |        |
|--------------------|----------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Central                                                                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                                                                              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                          | <b>Condo Fee:</b> | \$ 329 |
| <b>Basement:</b>   | -                                                                                                        | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Vinyl Siding, Wood Frame                                                             | <b>Zoning:</b>    | M-X2   |
| <b>Foundation:</b> | -                                                                                                        | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage |                   |        |

**Inclusions:** N/A

Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo in a quiet and convenient South Calgary location. With low condo fees and titled underground parking, this home offers an easy, low-maintenance lifestyle that's perfect for first-time buyers, downsizers, or investors. Inside, the home feels bright, clean, and move-in ready. You'll find vinyl flooring throughout with no carpet, 9-foot ceilings, quartz countertops, window coverings, and air conditioning to keep you comfortable during Calgary's warmer months. The layout is practical and well designed, with the two bedrooms and bathrooms nicely separated for added privacy. The primary bedroom offers two closets, and the spacious laundry room provides extra storage for everyday essentials. Enjoy nearby parks, pathways, and green spaces, with Fish Creek Provincial Park just minutes away. Shopping, restaurants, and everyday amenities are close by, and quick access to Macleod Trail and Stoney Trail makes getting around the city easy. A comfortable, well-kept home with low condo fees, titled underground parking, and a great location. Book your private showing today!