

303, 35 Walgrove SE
Calgary, Alberta

MLS # A2349410



\$345,000

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	842 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, See Remarks, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 381
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Double Vanity, Elevator, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks

Inclusions: 2 T.V. Brackets

Wow. Wow. Wow! This amazing 842 sq. ft. 3rd floor apartment condo is in impeccable condition and boasts a quiet, sunny south exposure with tons of natural light. This inviting apartment boasts a wide open plan that features a gorgeous chef's kitchen with large island, corner pantry, countertop stove, built-in wall oven and microwave, and beautiful quartz countertops. This exquisite, barely used unit also boasts a bright airy feel that provides warmth and elegance and features 2 good sized bedrooms, 2 full baths, a spacious central living room that opens to an expansive view deck with designated gas bbq line, a mini-split AIR CONDITIONING unit, extensive use of luxury vinyl plank flooring, a bright open dining area, a spacious primary bedroom with dual walk-through closet, oversized shower with 10mm glass, large quartz vanity with dual undermount sinks and a designated linen area. Add to all of this a large in-suite laundry area, a titled underground parking stall (#728) PLUS a large designated storage locker (#303) AND incredibly low condo fees (\$380.50) that include heat and water and sewer and you have an unbeatable buy at this price. This quiet, sunny south exposure WITH AIR CONDITIONING is an extremely rare find and is a must see on your tour. Don't miss viewing today.