

217, 10 Walgrove SE
Calgary, Alberta

MLS # A2352831

\$314,998

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	790 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 346
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Mirror by entrance door

Rare three bedroom flexibility, beautiful park views and exceptional value come together in this thoughtfully designed condo in Walden Place. Offering the option of three bedrooms or two bedrooms plus a dedicated home office, this versatile layout provides room to grow, work from home or welcome guests at an accessible price point. With low condo fees, heated underground parking and a peaceful outlook over the green space, there is plenty to appreciate beyond the extra room. The bright, open interior features 9' ceilings and rich, dark wood look luxury vinyl plank flooring that creates a cohesive feel throughout. At the centre of the home, the kitchen combines full height white cabinetry with marble inspired quartz countertops, a grey stacked subway tile backsplash and stainless steel appliances. Pendant lighting above the island adds a stylish finishing touch, while the open layout keeps the kitchen connected to the living space and the views beyond. The living room offers a comfortable place to unwind, with a grey feature wall adding contrast and sliding patio doors drawing in natural light. Step outside onto the full width balcony, where the park across the way creates an inviting backdrop for morning coffee, an evening outdoors or simply enjoying a little breathing room. That same green outlook carries through the main living area and into the primary bedroom, giving the home a welcome sense of openness. Positioned on its own side of the unit, the primary bedroom enjoys a large window overlooking the park and a walk through closet leading to a private three piece ensuite with a standalone shower. Two additional rooms, each with a closet, sit on the opposite side of the living room, providing useful separation and flexibility. Use both as bedrooms or create a comfortable two bedroom layout with a separate den for work, hobbies or additional living space. A matching

four piece main bathroom and conveniently located stacked laundry complete the interior. A secure, heated underground parking stall and storage cage add everyday convenience, with extra space for seasonal belongings. Walden brings together outdoor enjoyment and everyday practicality, with parks, playgrounds, naturalized wetlands and an extensive pathway network woven throughout the community. Nearby shopping, restaurants and services make daily errands easy, while the neighbourhood's connected green spaces offer plenty of reasons to get outside for a walk, run or bike ride. Whether you need an extra bedroom, a dedicated workspace or simply more flexibility from your next home, this rare layout delivers outstanding versatility, a beautiful park outlook and an appealing opportunity to own in an established southeast community.