

**113, 40 Walgrove Walk SE**  
**Calgary, Alberta**

**MLS # A2205497**



**\$234,500**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Walden                             |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 500 sq.ft.                         | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Stall                              |               |                  |
| <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>       | -                               | <b>Condo Fee:</b> | \$ 216 |
| <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>   | Open Floorplan, Quartz Counters |                   |        |

**Inclusions:** N/A

Welcome to your new sanctuary in the peaceful community of Walden! This delightful 1-bedroom, 1-bathroom unit in Walgrove Place is designed for both comfort and convenience. Enjoy the spacious open-concept living area, perfect for relaxation or entertaining. The modern kitchen, equipped with essential appliances, offers ample cabinet space for all your culinary needs. The cozy bedroom provides generous closet space, while the stylish bathroom features all the amenities you require. Step out onto your private balcony or patio to savor your morning coffee or unwind in the evening. Additional perks include in-unit laundry, extra underground storage, and titled outdoor parking. This unit is ideally located near a variety of amenities, including grocery stores, restaurants, parks, and recreational facilities, making it easy to enjoy local shopping, dining, and entertainment. With quick access to major highways and public transportation, commuting is a breeze. Don't miss the opportunity to make this charming unit your new home!