

# \$359,900 - 111, 35 Walgrove Walk Se, Calgary

MLS® #A2244687

**\$359,900**

2 Bedroom, 2.00 Bathroom, 823 sqft

Residential on 0.00 Acres

Walden, Calgary, Alberta

IN ABSOLUTELY MINT CONDITION! 823 sq ft 2 bedroom | 2 bath apartment condo overlooking a quiet tastefully landscaped COURTYARD with a raised elevation for just a little more privacy! MUST-HAVES include easy-care luxury vinyl plank flooring throughout the entire condo. You'll love the 9 ft ceilings, super-open concept and cozy infloor heat. Bright kitchen with large island complete with quartz counter-tops, upgraded stainless steel appliances, pendant lighting and a spacious corner pantry. Decorated in designer neutrals, your new place will compliment any furniture style. Supersized sliding patio door opens to a 16 foot balcony, complete with bbq gas line and a personal gate that opens out into the court-yard. Got a dog? Want a dog? This is the place for you! Easy access from your own balcony opens to dog-friendly pathways and special dog areas in this complex allow you to enjoy after-work walks with your best friend. Generous master bedroom easily fits a king sized bed and more. Walk-in closet and a 4 piece ensuite with his and her sinks along with an oversized glass shower. All bathrooms come with quartz countertops. A second full bathroom services the 2nd bedroom. Large windows in this unit flood allow for lots of light. In-suite laundry comes with a stacking washer and dryer and storage. Extra storage available in the storage locker at the head of your titled underground heated parking spot. Very secure building and well-managed condo board. Abundant



visitor parking in this friendly modern community. Condo fees only \$382/mo, and include heat, water, sewer, and more. Pick your possession date!

Built in 2020

**Essential Information**

MLS® #	A2244687
Price	\$359,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	823
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	111, 35 Walgrove Walk Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4S6

**Amenities**

Amenities	Snow Removal, Trash, Visitor Parking, Dog Park
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

**Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked,

	Window Coverings, Range
Heating	In Floor, Hot Water, Natural Gas
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Vinyl Siding

## Additional Information

Date Listed	July 30th, 2025
Days on Market	2
Zoning	M-X2

## Listing Details

Listing Office	Chickadee Realty & Design
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