

**108, 35 Walgrove Walk SE**  
**Calgary, Alberta**

**MLS # A2241279**



**\$439,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Walden                             |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 1,036 sq.ft.                       | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Stall, Underground                 |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                                                                                    |                   |        |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                                                                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Tile                                                                                                                                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                                                                  | <b>Condo Fee:</b> | \$ 503 |
| <b>Basement:</b>   | -                                                                                                                                                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                                    | <b>Zoning:</b>    | M-X2   |
| <b>Foundation:</b> | -                                                                                                                                                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | NA                                                                                                                                                 |                   |        |

**RARE FIND!** An, **OVERSIZED**, exceptionally upgraded 2 bedroom, 2 bathroom condo **WITH 2 PARKING STALLS** (1 indoor oversized, heated and the other above ground, steps away from the unit) in the heart of Walden! This unit offers a spacious, open living space and is one of only eight units of this size (1036 sqft) in the entire complex. Fantastic and quiet location on the ground floor offers a **HUGE WRAP AROUND DECK** with a gate with access to the only **GREEN SPACE**. This corner unit can be accessed from both the building entrance, or a separate unit entrance from the ground floor. With over 35k in upgrades in the unit, the kitchen and both bathrooms offer custom tilework unique to this unit only. The beautifully upgraded waterfall quartz countertops adds elegance to the space, and can accommodate four large chairs for additional seating. In addition, the kitchen boasts a chimney style range hood, counter depth fridge, electric smooth cooktop, garburator and black granite Blanco sink, pot lights and under cabinet lighting. The spacious primary bedroom offers ample space for a king size bed and two large end tables, and a large walkthrough closet leads to the ensuite bathroom. The ensuite has been upgraded with a frameless glass swing door, a custom tiled shower, quartz countertops and a custom built-in cabinet just above the toilet. An additional queen bed can be found in the second bedroom with a pass-through door leading to the main bathroom. Equipped with **AIR CONDITIONING** for comfortable summer living, the suite also boasts additional lighting in the living room and wire shelving in the entryway closets for additional organization. Outside you will find a large wrap around deck, partially covered and fitted with a gas line for outdoor BBQs. Just beyond the deck is a beautiful green space, perfect for pets or children looking to enjoy the outdoors. A short walk

around the corner will lead you to an additional parking space for extra vehicles. The heated underground parking stall is located close to the garage door entrance, with an end parking stall conveniently fitted with extra space, and directly in front of your storage unit. Call today and book your showing!