

**211, 10 Walgrove Walk SE**  
**Calgary, Alberta**

**MLS # A2224026**



**\$280,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	608 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 277
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Stone Counters		

**Inclusions:** None

Step into comfort and convenience with this freshly updated 2-bedroom, 1-bathroom apartment in the heart of Walden, perfectly positioned just across from the dynamic Township Shopping Centre. Enjoy unbeatable walkability to restaurants, groceries, fitness studios, coffee shops, and daily essentials—all just across the street. This unit also comes complete with a titled parking stall, assigned storage locker, and low condo fees that include heat and water, making it a smart choice for first-time buyers, downsizers, or investors. As you enter the unit, you're welcomed by vinyl flooring that runs through the entryway, kitchen, and bathroom—both practical and stylish. Immediately to your left is the in-suite laundry closet with a stacked washer and dryer, tucked neatly away for convenience. To the right, you'll find the beautifully finished 4-piece bathroom. Moving forward, the kitchen offers a modern and functional space with stone countertops, stainless steel appliances, and ample cabinetry. It flows seamlessly into the open-concept living area, where large patio doors fill the space with natural light. This bright and comfortable living room is perfectly sized for a cozy TV setup and a relaxing lounge space to unwind at the end of the day. Plush new carpet adds warmth and comfort in both the living room and bedrooms. Step out onto the large balcony, complete with a gas line hookup, ideal for summer BBQs or enjoying your morning coffee outdoors. The primary bedroom features big, beautiful windows that draw in plenty of sunlight and create a welcoming, airy atmosphere. The second bedroom is also generously sized, offering flexibility for a guest room, office, or hobby space. With its fresh updates, functional layout, and unbeatable location, this home delivers excellent value in one of Calgary's most desirable

south-end communities - Walden.