

421, 10 Walgrove SE
Calgary, Alberta

MLS # A2293192



\$344,900

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	764 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 346
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: None

Located in the vibrant, walkable community of Walden, this beautiful top-floor 2-bedroom 763 sq.ft. apartment offers an exceptional combination of privacy, natural light, and stunning views! Enjoy unobstructed views of the park, pond, and pathways, which create a peaceful backdrop that can be appreciated from the comfort of home. As a top-floor residence with a concrete subfloor and only one shared wall, this home provides a remarkably quiet living experience rarely found in apartment living. Inside, the bright and open layout is filled with natural light from large windows throughout the living area and both bedrooms. The living area features a large sliding window with transom, perfectly framing the views while allowing sunlight to pour in throughout the day, and opens onto a spacious balcony ideal for relaxing or entertaining while enjoying the scenery. Rich, warm luxury vinyl plank flooring is complemented by painted shaker cabinetry, upgraded lighting, and approximately \$15,000 in thoughtful upgrades that elevate both style and function. The kitchen is designed with everyday convenience in mind, featuring quartz countertops, a large island, built-in microwave, under-mount sink, a corner pantry, and a large French-door refrigerator. This well-designed home offers two bedrooms, including a bright primary retreat with upgraded closet organizers and a walkthrough closet leading to a private 3-piece ensuite with a wide shower. A full 4-piece main bathroom serves the second bedroom and guests. Additional convenience includes a titled underground parking stall, providing secure parking and easy year-round access. Residents enjoy a highly walkable neighbourhood with a variety of shopping and dining options just steps away, while Fish Creek Provincial Park, the Bow River, and nearby golf are just a short distance for your outdoor recreational

needs. With quick access to Macleod Trail and Stoney Trail, commuting around the city is simple and efficient. This is a rare opportunity to enjoy top-floor living with stunning views, exceptional privacy, a welcoming balcony, and stylish, move-in ready finishes in this bright, quiet home.