

# \$325,000 - 408, 40 Walgrove Walk Se, Calgary

MLS® #A2200798

**\$325,000**

2 Bedroom, 1.00 Bathroom, 579 sqft

Residential on 0.00 Acres

Walden, Calgary, Alberta

Welcome to this beautifully maintained 2-bedroom, 1-bathroom condo, perfectly situated near shopping, dining, and all essential amenities. Ideal for young families and professionals, this home offers both style and convenience in a sought-after location. Key Features: Bright & Modern Finishes – Contemporary design with sleek details. Spacious Kitchen – Large quartz island with counter seating. 4-Piece Bathroom – Roomy and well-appointed. In-Suite Laundry – For ultimate convenience. Titled Parking & Extra Storage – Located right by the front door for easy access.

Private Patio with Gas BBQ Line – Perfect for entertaining Custom Automated Blinds & Smart Lighting – Just say, “Hey Siri”! This owner-occupied, pet-free unit has been meticulously cared for, offering a fresh and move-in-ready space. Experience what sets this condo apart – schedule a viewing today!

Built in 2022

## Essential Information

MLS® #	A2200798
Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	579



Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	408, 40 Walgrove Walk Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X5A2

### **Amenities**

Amenities	Elevator(s)
Parking Spaces	1
Parking	Stall, Titled

### **Interior**

Interior Features	Kitchen Island, No Animal Home, Quartz Counters, See Remarks
Appliances	Dishwasher, Dryer, Electric Oven, Electric Stove, Garburator, Microwave, Range Hood, See Remarks
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Wood Frame

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	M-X2

### **Listing Details**

Listing Office	eXp Realty
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