

**305, 35 Walgrove SE  
Calgary, Alberta**

**MLS # A2278823**



# \$315,000

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	578 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 277
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** n/a

Welcome to this well-appointed two-bedroom apartment located on the third floor in the desirable community of Walden. This modern home offers secure underground parking and a private storage locker. The contemporary kitchen features quartz countertops, stainless steel appliances, and ample cabinetry, flowing seamlessly into a bright, open-concept living area ideal for everyday living and entertaining. The functional layout maximizes space and natural light throughout. Situated in a vibrant, family-friendly neighborhood, this property is conveniently located near schools, daycares, and public transit. Enjoy easy access to shopping, dining, and essential amenities just minutes away at the Township Shopping Plaza. An excellent opportunity for buyers seeking a modern, low-maintenance home in a well-connected Calgary community.