

# \$409,900 - 202, 35 Walgrove Walk Se, Calgary

MLS® #A2199212

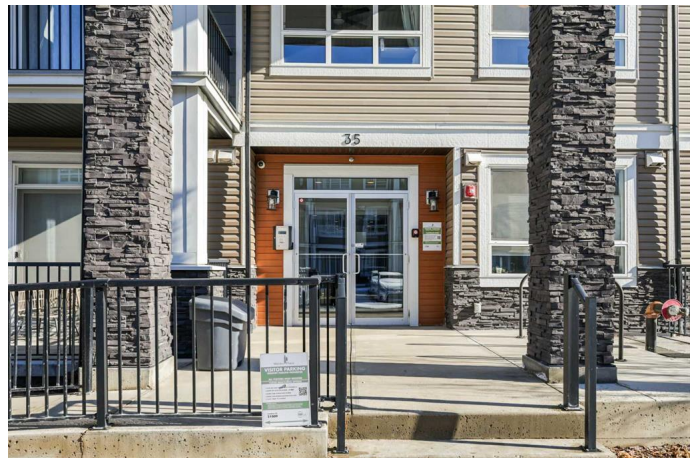
**\$409,900**

2 Bedroom, 2.00 Bathroom, 981 sqft

Residential on 0.00 Acres

Walden, Calgary, Alberta

This is a stunning well appointed apartment built by Cardel Lifestyles. 2 BEDS, 2 BATHS, TITLED HEATED UNDERGROUND PARKING, AIR CONDITIONING and LOADS OF UPGRADES. The finishes in the apartment are stylish and welcoming - A large entrance allows space to comfortably enter the apartment and has plenty storage. LUXURY VINYL FLOORING, HIGH CEILING, and plenty of NATURAL LIGHT throughout the SPACIOUSLY DESIGNED CORNER APARTMENT. The kitchen is appointed with UPGRADED STAINLESS STEEL APPLIANCES - including WALL OVEN, COOK TOP and gorgeous HOOD FAN. You'll be pleased to find ample storage with numerous WHITE CUPBOARDS, POTS AND PAN DRAWERS, and PANTRY CABINET. An EXTENDED ISLAND and eating bar invites casual dining and gathering. Fabulous QUARTZ COUNTERTOPS are the jewel of the space. Move through to the DINING ROOM space that can easily host dinner parties, and finally a large cozy living space. The apartments AIR CONDITIONING assures you are comfortable in all seasons. The PRIMARY BEDROOM is generous and has a LARGE WALK IN CLOSET (a favourite feature). The 4 PC ENSUITE has DOUBLE SINKS, and WALK IN SHOWER with GLASS DOORS. The SECOND BEDROOM has a beautiful large window and is ideal as a bedroom or office or both. The SECOND 4 PC BATH can act as a cheater ensuite. In suite LAUNDRY is



tucked away with a bit of extra storage. The PRIVATE BALCONY has a NATURAL GAS BBQ OUTLET. TITLED PARKING STALL IS #704, AND ASSIGNED STORAGE LOCKER IS #202. This apartment is beautiful. The kitchen is something you would expect in an estate home - worth coming to see. Modern finishes, yet warm and inviting. WALKABILITY to local SHOPPING, ALL SAINTS SCHOOL, and PARKWAYS linking to fish creek is exceptional. You don't need to hop in the car for groceries, the bakery, or a coffee shop. Be sure to schedule a showing.

Built in 2020

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2199212          |
| Price          | \$409,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 981               |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 202, 35 Walgrove Walk Se |
| Subdivision | Walden                   |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2X 4S6                  |

### **Amenities**

|           |                 |
|-----------|-----------------|
| Amenities | Visitor Parking |
|-----------|-----------------|

Parking Spaces 1  
Parking Parkade, Stall, Titled, Underground

### **Interior**

Interior Features Breakfast Bar, Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Baseboard, Boiler  
Cooling Wall Unit(s)  
# of Stories 4

### **Exterior**

Exterior Features Balcony, BBQ gas line  
Construction Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed March 5th, 2025  
Days on Market 7  
Zoning M-X2

### **Listing Details**

Listing Office MaxWell Canyon Creek

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