

# \$325,000 - 306, 40 Walgrove Walk Se, Calgary

MLS® #A2204278

## \$325,000

2 Bedroom, 1.00 Bathroom, 606 sqft  
Residential on 0.00 Acres

Walden, Calgary, Alberta

Discover your new retreat in the serene community of Walden! This charming 2-bedroom, 4 pc bathroom unit in Walgrove Place is designed for comfort and convenience. The open-concept living space is perfect for both relaxation and entertaining, while the modern kitchen—complete with essential appliances—offers plenty of cabinet storage for your culinary needs. The cozy bedrooms boast generous closet space, and the stylish bathroom is thoughtfully designed with all the essentials. Step onto your private balcony to enjoy your morning coffee or unwind after a long day. Additional features include in-unit laundry, underground storage, and titled indoor parking. Ideally situated near grocery stores, restaurants, parks, and recreational facilities. Plus, with quick connections to major highways and public transit, commuting is effortless.

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2204278  |
| Price          | \$325,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 606       |
| Acres          | 0.00      |
| Year Built     | 2022      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 306, 40 Walgrove Walk Se |
| Subdivision | Walden                   |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2X 5A2                  |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking |
| Parking Spaces | 1                                     |
| Parking        | Parkade, Titled, Underground          |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard, Natural Gas                                                      |
| Cooling           | None                                                                        |
| # of Stories      | 4                                                                           |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Balcony              |
| Roof              | Asphalt Shingle      |
| Construction      | Concrete, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 32               |
| Zoning         | M-X2             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.