

# \$329,500 - 306, 40 Walgrove Walk Se, Calgary

MLS® #A2204278

## \$329,500

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

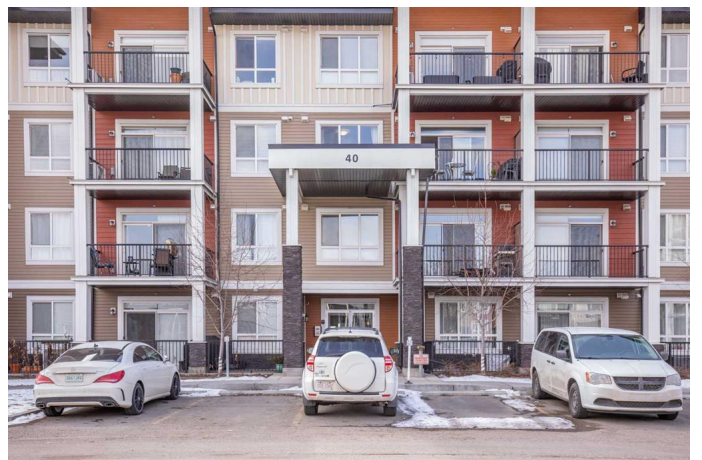
Walden, Calgary, Alberta

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 kitchenâ€™complete with essential appliancesâ€™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	\$329,500
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	15
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.