

# \$314,900 - 310, 35 Walgrove Se, Calgary

MLS® #A2227745

**\$314,900**

2 Bedroom, 2.00 Bathroom, 694 sqft

Residential on 0.00 Acres

Walden, Calgary, Alberta

\*\*\* PRICED TO SELL \*\*\* This stylish, like-new 2 bedroom, 2 bathroom unit promotes a convenient, low-maintenance lifestyle in an unsurpassable location overlooking the courtyard. The bright and open floor plan is basked in natural light with air conditioning, wide plank flooring and a stylish design that is modern and sophisticated yet also practical. The gorgeous kitchen encourages culinary explorations featuring quartz countertops, stainless steel appliances and a large breakfast bar island with a built-in table for everyone to gather around. A handy gas line on the covered balcony encourages casual barbeques with tranquil courtyard views as the beautiful backdrop. Spend the cooler months relaxing in the inviting living room while clear sightlines allow for unobstructed conversations. Retire at the end of the day to the primary bedroom, a true owner's retreat with courtyard views, dual closets and a luxurious ensuite. A handy den provides extra space for work, hobbies or guests with a full 4-piece bathroom right beside it. In-suite laundry, 2 titled parking stalls (one in the heated underground parking), further add to your comfort and convenience. This beautiful, move-in ready home is phenomenally located within this vibrant community chocked full of pathways that wind around ponds and parks. Within walking distance are every amenity including the numerous shops, services, groceries, cafes and restaurants (with more on the way!) at the Township Shopping District.



Book your showing to see this beauty for yourself!

Built in 2021

### Essential Information

MLS® #	A2227745
Price	\$314,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	694
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	310, 35 Walgrove Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4S6

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Parkade, Stall, Titled, Underground

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Soaking Tub
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Wall Unit(s)

# of Stories            4

## Exterior

Exterior Features	BBQ gas line, Courtyard
Lot Description	Views
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 4th, 2025
Days on Market	22
Zoning	M-X2

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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