

# \$400,000 - 406, 35 Walgrove Walk Se, Calgary

MLS® #A2246533

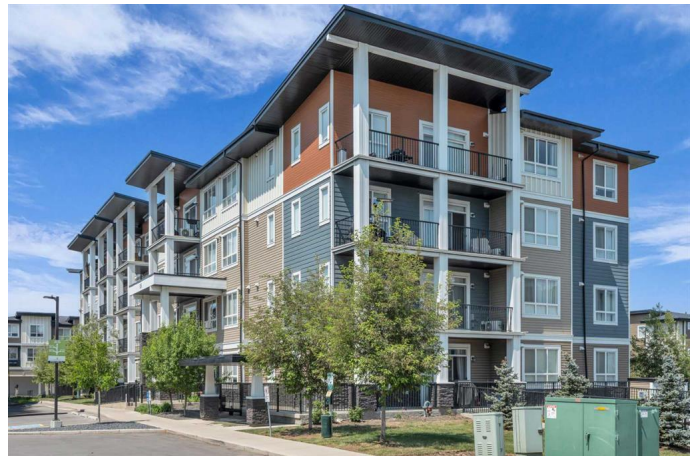
**\$400,000**

2 Bedroom, 2.00 Bathroom, 844 sqft

Residential on 0.00 Acres

Walden, Calgary, Alberta

Imagine waking up every morning in this SPECTACULAR TOP-FLOOR CONDO nestled in the lively, nature-embraced neighbourhood of Walden, Calgary. Flooded with sun from its SW-FACING WINDOWS, this two-bedroom, two-bathroom home glows with natural brightness throughout the day. Step inside and be greeted by an elegant, CALMING PALETTE complemented by premium touches like LUXURY VINYL PLANK FLOORING, ALL-WHITE SHAKER-STYLE CABINETRY, and gleaming QUARTZ COUNTERTOPS throughout. The kitchen is a highlight—offering a BREAKFAST BAR for casual meals, a FULL CORNER PANTRY for your storage needs, undermounted DOUBLE SINKS, and STAINLESS STEEL APPLIANCES that elevate everyday tasks. Seamlessly, it flows into the dining area and airy living room, which extend onto your private balcony—ideal for soaking in the outdoors. Retreat to the primary bedroom, a peaceful sanctuary featuring GENEROUS WINDOWS, a DOUBLE-SIDED WALK-THROUGH CLOSET, and direct access to your own spa-like 5-piece ensuite. A thoughtfully placed second bedroom and full bath provide flexibility for guests, a home office, or multi-generational living. Everyday conveniences shine with a FULL-SIZE STACKED WASHER/DRYER hidden neatly in the laundry closet and an ENTRY CLOSET ready to catch your outerwear and gear. Beyond your front door, you™ll enjoy



TITLED UNDERGROUND PARKING and a handy STORAGE LOCKER, plus VISITOR PARKING just steps from the lobby. The charm continues outdoors with a tranquil courtyardâ€”perfect for unwinding. Location is everything, with quick walks to the vibrant Gates of Walden retail hub and LEGACY VILLAGE SHOPPING CENTRE for groceries, dining, and caf   delightsâ€”while in the opposite direction, the serene WALDEN PONDS PARK beckons for leisurely strolls. This gorgeous, light-filled condo brings together refined finishing, thoughtful layout, and exceptional convenience. Reach out to see it in personâ€”your new beginning awaits!

Built in 2021

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS  #         | A2246533          |
| Price          | \$400,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 844               |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 406, 35 Walgrove Walk Se |
| Subdivision | Walden                   |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2X 4S6                  |

**Amenities**

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Elevator(s), Visitor Parking                           |
| Parking Spaces | 1                                                      |
| Parking        | Garage Door Opener, Heated Garage, Titled, Underground |
| # of Garages   | 1                                                      |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), No Animal Home |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings                                                         |
| Heating           | Baseboard, Hot Water                                                                                                                                         |
| Cooling           | Wall Unit(s)                                                                                                                                                 |
| # of Stories      | 4                                                                                                                                                            |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard |
| Roof              | Asphalt Shingle                  |
| Construction      | Stone, Vinyl Siding              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 72               |
| Zoning         | M-X2             |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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