

\$375,000 - 115, 40 Walgrove Walk Se, Calgary

MLS® #A2165529

\$375,000

2 Bedroom, 2.00 Bathroom, 792 sqft

Residential on 0.00 Acres

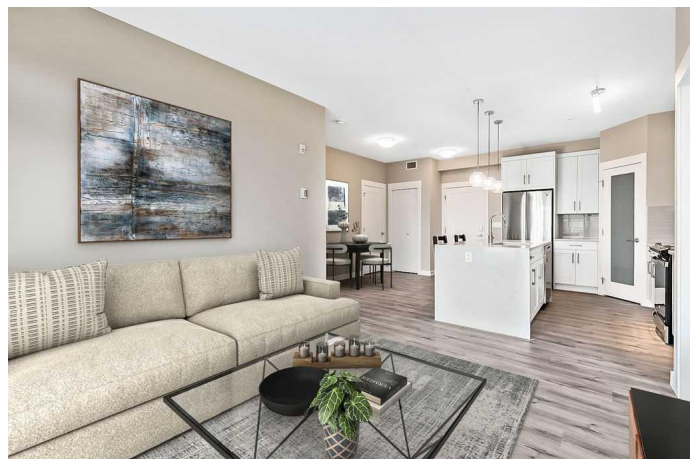
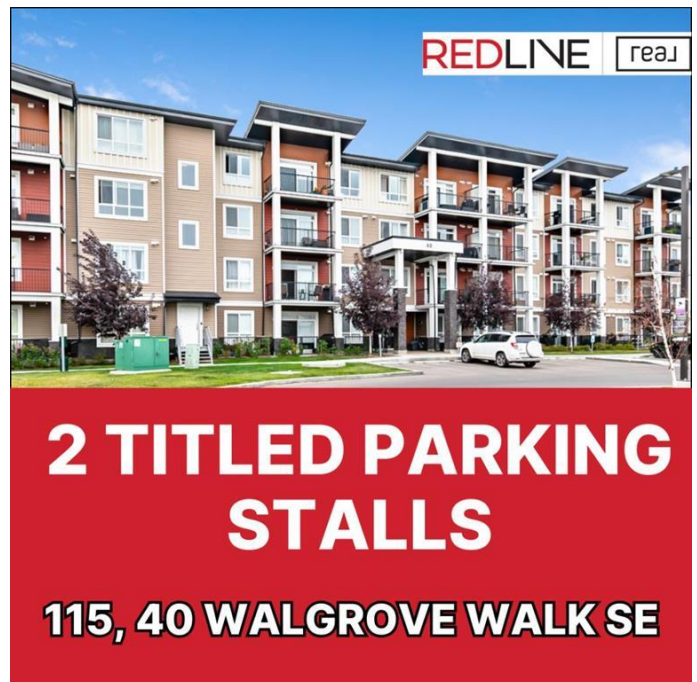
Walden, Calgary, Alberta

****PRICE IMPROVEMENT**** Low condo fees, 2 bedroom, 2 bathrooms & 2 PARKING stalls (TWO PARKING STALLS)!!! This place isn't just a home; it's a lifestyle upgrade. Featuring an impressive 31-foot SW facing PATIO surrounded by glass, this is where your morning coffee awaits!

Once inside, you'll be dazzled by the top-notch UPGRADES! Extended height cabinets with room for all your culinary gadgets, a WATERFALL quartz island, upgraded appliances including a MIELE dishwasher. Throw in the chic farm-style sink, and your kitchen is Instagram-ready.

The luxury upgrades continue with thicker quartz countertops, stress-free LVP flooring, and an automated entry door lock. Got grilling plans? A dedicated gas line awaits your BBQ expertise on the patio. Enjoy AIR CONDITIONING to keep cool during Calgary's sizzling summer days, and store your treasures in your own locked STORAGE unit.

Convenience is at your doorstep with main floor access, plus the luxury of TWO titled parking spots—one in a cozy, heated underground garage and the other in a convenient surface stall. Bring your pet too; this building welcomes furry companions (with a nod of approval, of course).



Location-wise, you're practically living in a golden spot! Just across the street, the Township in Legacy offers every conceivable amenity. Schools and public transit are just a hop, skip, and jump away, making daily life a breeze.

Isn't it time to turn this condo into your fabulous new home? Don't let this opportunity pass—come see it today, and be prepared to fall in love!

Built in 2022

Essential Information

MLS® #	A2165529
Price	\$375,000
Sold Price	\$367,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	792
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	115, 40 Walgrove Walk Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5A2

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
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Parking Spaces	2
Parking	Additional Parking, Enclosed, Heated Garage, Secured, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Double Vanity, Vinyl Windows, No Animal Home, No Smoking Home, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner
Heating	Baseboard, Boiler
Cooling	Central Air, Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board, Mixed, Stone, Vinyl Siding

Additional Information

Date Listed	September 12th, 2024
Date Sold	December 6th, 2024
Days on Market	84
Zoning	M-X2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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