

# \$310,000 - 408, 40 Walgrove Walk Se, Calgary

MLS® #A2212126

**\$310,000**

2 Bedroom, 1.00 Bathroom, 579 sqft  
Residential on 0.00 Acres

Walden, Calgary, Alberta

Welcome to this beautifully maintained 2-bedroom, 1-bathroom condo, perfectly situated near shopping, dining, and all essential amenities. Ideal for young families and professionals, this home offers both style and convenience in a sought-after location. Key Features: Bright & Modern Finishes – Contemporary design with sleek details. Spacious Kitchen – Large quartz island with counter seating. 4-Piece Bathroom – Roomy and well-appointed. In-Suite Laundry – For ultimate convenience. Titled Parking & Extra Storage – Located right by the front door for easy access.

Private Patio with Gas BBQ Line – Perfect for entertaining! This owner-occupied, pet-free unit has been meticulously cared for, offering a fresh and move-in-ready space. Experience what sets this condo apart—schedule a viewing today!

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2212126  |
| Price          | \$310,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 579       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2022              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 408, 40 Walgrove Walk Se |
| Subdivision | Walden                   |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2X5A2                   |

### Amenities

|                |               |
|----------------|---------------|
| Amenities      | Elevator(s)   |
| Parking Spaces | 1             |
| Parking        | Stall, Titled |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, Quartz Counters, See Remarks                                                   |
| Appliances        | Dishwasher, Dryer, Electric Oven, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, See Remarks |
| Heating           | Baseboard                                                                                                      |
| Cooling           | None                                                                                                           |
| # of Stories      | 4                                                                                                              |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 14               |
| Zoning         | M-X2             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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