

# \$385,000 - 217, 40 Walgrove Walk Se, Calgary

MLS® #A2203899

**\$385,000**

3 Bedroom, 2.00 Bathroom, 802 sqft  
Residential on 0.00 Acres

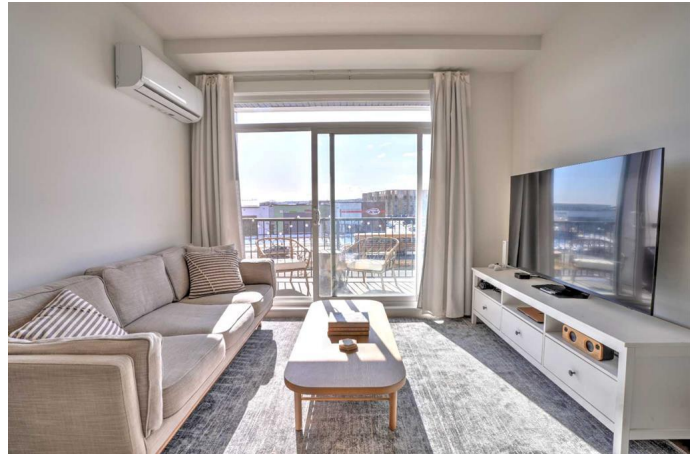
Walden, Calgary, Alberta

Welcome to Unit 217 at 40 Walgrove Walk SE—a rare opportunity to own a spacious 3-bedroom, 2-bathroom apartment in the vibrant community of Walden. Three-bedroom condos are hard to find, making this home an exceptional choice for families, professionals, or those looking for extra space in a modern, well-designed layout.

This stunning SW-facing unit is bathed in natural light throughout the day, creating a bright and cheerful atmosphere that enhances the open-concept design. Large windows allow sunshine to pour in, making every space feel warm and inviting.

Step inside and experience open-concept living at its finest. The kitchen is both stylish and functional, featuring gorgeous quartz countertops, sleek stainless steel appliances, and ample cabinetry—perfect for cooking and entertaining. The dining and living areas flow seamlessly, offering plenty of room for gatherings or quiet nights in.

The primary suite is a private retreat, complete with a walk-through closet that leads to a beautifully finished ensuite bathroom. Two additional generously sized bedrooms provide versatility—whether for family members, guests, or a home office. A second full bathroom ensures convenience and comfort for all.



Designed for modern living, this unit comes equipped with air conditioning to keep you comfortable year-round and in-unit laundry for added convenience. Step out onto your private patio, complete with a BBQ gas line hookup, making outdoor cooking effortless. Titled underground parking offers security and peace of mind, while an assigned storage unit provides extra space for seasonal items and belongings.

Nestled in Walden, this home is steps away from parks, walking paths, shopping, dining, and easy access to major roadways. Whether you're looking for a move-in-ready home or an investment in a growing community, this rare 3-bedroom condo is a must-see!

Built in 2022

### **Essential Information**

MLS® #	A2203899
Price	\$385,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	802
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	217, 40 Walgrove Walk Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2X 5A2

### **Amenities**

Amenities Elevator(s), Secured Parking, Storage, Trash, Visitor Parking

Parking Spaces 1

Parking Underground

### **Interior**

Interior Features Ceiling Fan(s)

Appliances Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating Baseboard

Cooling Wall Unit(s)

# of Stories 4

### **Exterior**

Exterior Features Balcony, BBQ gas line

Construction Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed March 19th, 2025

Days on Market 13

Zoning M-X2

### **Listing Details**

Listing Office Real Broker

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