

# \$394,000 - 112, 40 Walgrove Walk Se, Calgary

MLS® #A2261640

**\$394,000**

2 Bedroom, 2.00 Bathroom, 958 sqft

Residential on 0.00 Acres

Walden, Calgary, Alberta

Looking for space + style? This 958 sq. ft. 2 bed/2 bath condo in Walden has tons of upgrades, 2 parking stalls, and a private deck with gate to green space. A true gem in the heart of the community! The unit can be accessed either through the main building entrance or via its own private ground-level entrance. The kitchen and bathrooms showcase custom tilework along with quartz island that comfortably seats four. A chimney-style range hood, counter-depth fridge, smooth cooktop, granite sink, pot lights, and under-cabinet lighting complete this stunning kitchen.

The primary bedroom easily fits a king-sized bed and nightstands, and connects to a large walk-through closet leading to a beautiful ensuite with a frameless glass shower, quartz countertops, two sinks and built-in cabinetry. The second bedroom fits a kingsize bed too and offers direct access to the main 4-piece bath. The heated underground stall is conveniently located near the entrance and direct access to the assigned storage locker. With its rare floor plan, extensive upgrades, and unbeatable outdoor space, this condo is truly a gem in family friendly Walden.

Built in 2022

## Essential Information

MLS® # A2261640

Price \$394,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 958               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 112, 40 Walgrove Walk Se |
| Subdivision | Walden                   |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2X 5A2                  |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking |
| Parking Spaces | 2                                     |
| Parking        | Parkade, Stall, Underground           |
| # of Garages   | 2                                     |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Pantry                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                               |
| Cooling           | None                                                                                 |
| # of Stories      | 4                                                                                    |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting, Playground |
| Construction      | Vinyl Siding, Wood Frame                    |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 1st, 2025 |
|-------------|-------------------|

|                |      |
|----------------|------|
| Days on Market | 23   |
| Zoning         | M-X2 |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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