309 35 Walgrove Walk SE

Calgary | Active | MLS® A2357948

$339,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2020**	**694.6 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

WELCOME TO #309, 35 WALGROVE WALK SE - A BEAUTIFULLY DESIGNED 2-BEDROOM, 2-BATHROOM CONDO OFFERING MODERN COMFORT, FUNCTIONAL LIVING SPACE, AND AN EXCELLENT LOCATION IN THE DESIRABLE COMMUNITY OF WALDEN! Whether you're a FIRST-TIME HOMEBUYER, a professional looking for a convenient lifestyle, someone considering downsizing, or an investor searching for an appealing property, this inviting home offers an excellent combination of STYLE, COMFORT, PRIVACY, AND EVERYDAY CONVENIENCE. Step inside and discover a welcoming OPEN-CONCEPT FLOOR PLAN that brings together the kitchen, dining, and living areas in one comfortable and functional space. Designed for both everyday living and entertaining, the layout allows you to move naturally between preparing meals, enjoying dinner, and relaxing with family or friends. The heart of the home is the SPACIOUS KITCHEN WITH A LARGE CENTRE ISLAND, offering an inviting place for meal preparation, casual dining, or gathering with guests. The island provides valuable additional working space while creating a natural connection between the kitchen and the main living area. Whether you're preparing a quick breakfast or hosting a weekend gathering, this practical design makes everyday activities comfortable and convenient. One of the property's most appealing features is its PRIVATE BALCONY, extending your living space outdoors and providing a relaxing place to enjoy your morning coffee, read a book, or unwind after a busy day. The home offers TWO BEDROOMS AND TWO FULL BATHROOMS, a practical configuration that provides added privacy and flexibility. Another valuable feature is the convenience of SECURE UNDERGROUND PARKING, providing an added level of comfort and practicality, especially during Calgary's colder months. Beyond the home itself, you'll appreciate the lifestyle offered by the growing and well-connected community of WALDEN. Known for its attractive neighborhood setting, parks, green spaces, and walking pathways, Walden provides opportunities to enjoy the outdoors while remaining close to everyday conveniences. The nearby TOWNSHIP SHOPPING AREA offers convenient access to grocery stores, restaurants, coffee shops, retail services, and other daily essentials. With access to MACLEOD TRAIL, STONEY TRAIL, AND DEERFOOT TRAIL, commuting to other areas of Calgary is convenient. The surrounding southeast communities also offer access to recreational facilities, schools, and healthcare services, including the SOUTH HEALTH CAMPUS. BOOK YOUR PRIVATE SHOWING TODAY AND DISCOVER WHAT THIS HOME HAS TO OFFER!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357948
Bedrooms	2
Bathrooms	2
Year Built	2020
Property Type:	Residential
Property Sub Type:	Apartment

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	694.6 sq. ft.
Condo Fee:	$328.61
Condo Fee Includes:	Common Area Maintenance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	Northeast
Unit Exposure:	Northeast
Floor Location:	Other
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2020 (Age: 6)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	2
Plan:	2011368

Heating:	Baseboard
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Vinyl
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Walden
Amenities:	Elevator(s), Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Entrance · 6'10" × 4'8" ·
Main Floor	Laundry · 7'9" × 3'4" ·
Main Floor	Balcony · 11'9" × 6'1" ·
Main Floor	Kitchen With Eating Area · 13'9" × 11'8" ·

Main Floor	Living Room · 13'9" × 9'6" ·
Main Floor	Bedroom - Primary · 10'2" × 9'4" ·
Main Floor	Bedroom · 10'1" × 9'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-X2
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/309-35-walgrove-walk-se-calgary-a2357948/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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