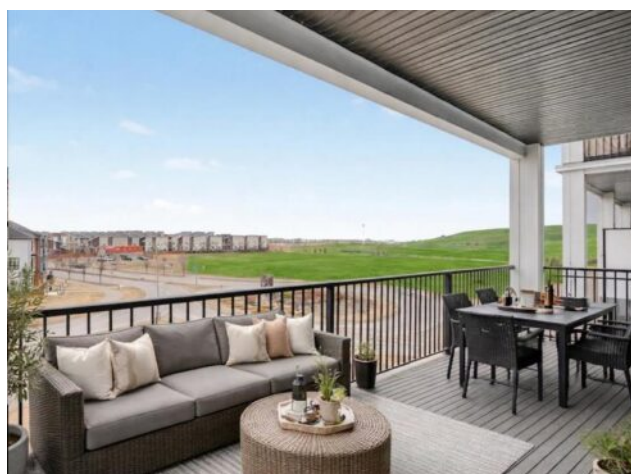


304, 10 WALGROVE Walk SE
Calgary, Alberta

MLS # A2300579



\$349,900

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	898 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 399
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

Trust us, this is one you need to see in person. A corner unit with an expansive balcony spanning the northwest and southwest sides. The light, the openness, the views. It hits different. With nearly 900 sq ft of well used space, this 2 bedroom, 2 full bathroom home with wall unit AC does more than check boxes. It delivers on the details that actually matter once you're living in it. Step inside and it just feels right, you'll notice the 9 foot ceilings, large windows, and a bright open layout with no wasted space. Luxury vinyl plank flooring runs through the main living areas, while NEW CARPETS (2026) and NEW PAINT (2026) give it that clean, move in ready feel. The kitchen is a standout: White quartz counters, a good sized kitchen island, and rich espresso cabinetry create a bold, modern contrast. Glass bell pendant lighting adds a refined touch, while the chimney style hood fan and subway tile backsplash complete a space that feels elevated. It flows seamlessly into the living and dining area, making it as practical as it is impressive. And then there's the balcony: This is where this unit separates itself. Catch views of the Open Field, Environmental Reserve. It offers a setting that simply does not exist in most units in the building. The slight elevation hides the Walden ponds beyond. Whether it is morning coffee in the sun or an evening unwind, step outside and you are surrounded by space, greenery, and openness that will not change over time. What looks like open land is actually part of a connected system of over 15 km of walking and cycling paths leading through ponds, wetlands, and toward the Bow River valley. Scenic walks, running routes, dog walks, playgrounds, birdwatching, and even photography spots are all right outside your door. The separate bedrooms are thoughtfully positioned for privacy, each with its own full bathroom. The primary suite

features a CUSTOM STONE ACCENT WALL, a walk through closet, and a well designed ensuite with dual sinks that makes everyday living more comfortable. Built by Cardel Lifestyles, a name known for quality, and it shows throughout. You also get titled underground parking and storage conveniently located right in front. The location ties it all together. Walden was designed around lifestyle, with parks, wetlands, and pathways woven into the community. You are also within walking distance to Legacy Township, giving you quick access to groceries, restaurants, and everyday essentials. This is one of those homes that looks great online, but makes even more sense the moment you step inside. Some photos have been virtually staged to illustrate potential room layout and furniture placement. Actual property condition and features may differ. Contact your favourite Realtor and don't forget to check out the 3D tour. Email us for a copy of the Walden Community Guide and Walden Development Overview.