



## 35 Walgrove Calgary Alberta

\$474,900

Welcome to this exceptionally upgraded 2 bedroom, 2 bathroom condo in the centre of Walden! This unit offers a spacious, open living space and is one of only eight units of this size in the entire complex. This corner unit can be accessed from both the building entrance, or a separate unit entrance from the ground floor. With over 35k in upgrades in the unit, the kitchen and both bathrooms offer custom tilework unique to this unit only. The beautifully upgraded waterfall quartz countertops adds elegance to the space, and can accommodate four large chairs for additional seating. In addition, the kitchen boasts a chimney style range hood, counter depth fridge, electric smooth cooktop, garburator and black granite Blanco sink, pot lights and under cabinet lighting. The spacious primary bedroom offers ample space for a king size bed and two large end tables, and a large walkthrough closet leads to the ensuite bathroom. The ensuite has been upgraded with a frameless glass swing door, a custom tiled shower, quartz countertops and built-ins just above the toilet. An additional queen bed can be found in the second bedroom with a pass-through door leading to the main bathroom. Equipped with air conditioning for comfortable summer living, the suite also boasts additional lighting in the living room and wire shelving in the entryway closets for additional organization. Outside you will find a large wrap around deck, partially covered and fitted with a gas line for outdoor BBQs. Just beyond the deck is a beautiful green space, perfect for pets or children looking to enjoy the outdoors. A short walk around the corner will lead you to an additional parking space for extra vehicles. The heated underground parking stall is located close to the garage door entrance, with an end parking stall conveniently fitted with extra space, and directly in front of your storage unit. Call toda...

Other 8.83 Ft x 7.25 Ft

Laundry room 3.67 Ft x 7.25 Ft

Dining room 12.33 Ft x 9.08 Ft

Living room 14.33 Ft x 12.25 Ft

Other 9.58 Ft x 14.75 Ft

Bedroom 9.42 Ft x 12.08 Ft

4pc Bathroom 9.33 Ft x 5.00 Ft

Primary Bedroom 11.50 Ft x 12.50 Ft

Other 6.92 Ft x 7.50 Ft

4pc Bathroom 7.92 Ft x 7.33 Ft

Other 6.33 Ft x 36.67 Ft

Listing Presented By:



Originally Listed by:  
2% Realty

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net