

# \$365,000 - 116, 40 Walgrove Walk Se, Calgary

MLS® #A2214504

**\$365,000**

3 Bedroom, 2.00 Bathroom, 803 sqft

Residential on 0.00 Acres

Walden, Calgary, Alberta

**\*\*Welcome to The Willow Park B5 by Cardel Homes, a stunning 3-bedroom, 2-bathroom home offering 800+ sqft of stylish and functional living space. Built in 2022 and lovingly maintained by its original owners, this home is designed for modern living with thoughtful upgrades throughout.\*\***Step inside and be greeted by LVP flooring that flows seamlessly throughout the home. The spacious kitchen is a dream for any home chef, featuring a large island, gorgeous quartz countertops, and a full suite of stainless-steel appliances. The open-concept design connects effortlessly to the bright living area, where remote highlighter blinds provide both style and convenience.\*\*The primary suite is a private retreat, complete with a walk-through closet leading to a beautifully upgraded ensuite featuring a walk-in shower with glass sliding doors. Two additional bedrooms share a well-appointed 4-piece main bath, perfect for family, guests, or a home office. The convenience of in-suite laundry makes everyday living a breeze.\*\*Located on the main floor, this unit comes with an oversized, fully enclosed South-facing patio (6'5" x 29'10") complete with a BBQ gas line, perfect for entertaining or unwinding in the sunshine. And if it gets too hot, simply turn on your built-in air conditioning unit during those warmer months!\*\*Additional features include a secure underground parking stall and an assigned storage locker for all your extras.

**\*\*Located just steps from transit and Legacy**



Township, this home offers unbeatable access to restaurants, grocery stores, coffee shops, shopping, health & fitness centers, and spa facilities. For those who love the outdoors, you'll find miles of scenic walking and biking trails throughout Walden and Legacy, including tranquil water features, storm ponds, and a breathtaking 300-acre natural reserve waiting to be explored. \*\*Don't miss the chance to call this exceptional home yours"schedule your viewing today!\*\*

Built in 2022

**Essential Information**

MLS® #	A2214504
Price	\$365,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	803
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	116, 40 Walgrove Walk Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5A2

**Amenities**

Amenities	Elevator(s), Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Secured, Stall, Titled,

	Underground
# of Garages	1

### Interior

Interior Features	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Central Air
# of Stories	4

### Exterior

Exterior Features	BBQ gas line
Roof	Asphalt Shingle
Construction	Wood Frame

### Additional Information

Date Listed	April 24th, 2025
Days on Market	1
Zoning	M-X2

### Listing Details

Listing Office	eXp Realty
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