



GRASSROOTS
REALTY GROUP

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201, 30 Walgrove SE
Calgary, Alberta

MLS # A2222390



\$349,777

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	760 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 347
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters		

Inclusions: NONE

Style, Convenience, and Carefree Living This beautifully designed condo offers the perfect blend of modern style and everyday practicality. Ideally located close to shopping, parks, walking paths, transit, and more—you'll love the lifestyle this home offers. Step inside to an open-concept layout featuring a contemporary colour palette and a spacious, functional kitchen complete with bright white cabinetry, stone countertops, stainless steel appliances, a corner pantry, and a large breakfast island—ideal for cooking or casual dining. Enjoy two well-sized bedrooms, including a primary suite with a 3-piece ensuite, plus a full 4-piece main bathroom. The generous living room opens to a large south-facing patio through oversized sliding doors, flooding the space with natural light. Additional features include in-suite laundry, central A/C for those warm summer days, secure underground parking, and a separate storage locker. This is a solid, well-built home that's truly move-in ready. Don't miss your chance—book your showing today!