



**GRASSROOTS**  
REALTY GROUP

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**305, 20 Walgrove Walk SE**  
**Calgary, Alberta**

**MLS # A2226182**



**\$382,500**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 347
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Elevator, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:**   Pantry Cabinet in Kitchen,   Queen Bed Frame in 2nd Bedroom,   TV Wall Brackets.

**\*\*Welcome to Walgrove Place!** This modern 3-bed, 2-bath condo offers 850+ sqft of stylish and functional living space. Built in 2018 and lovingly maintained by its original owners, this home is full of thoughtful upgrades throughout. **\*\*Step inside and be greeted by LVP flooring that flows seamlessly throughout the home.** The spacious kitchen features a large island, gorgeous quartz countertops, and a full suite of stainless-steel appliances. The open-concept design connects effortlessly to the cozy living area, where large sliding glass doors open to your West facing balcony! (12'10" x 5'11") **\*\*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.** **\*\*Additional features include a secure underground parking stall, an assigned storage locker, balcony BBQ gas line, and AIR CONDITIONING!** **\*\*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!\*\*