



**GRASSROOTS**  
REALTY GROUP

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**104, 30 Walgrove SE**  
**Calgary, Alberta**

**MLS # A2240126**



**\$365,000**

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	754 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 347
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Double Vanity, Elevator, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** NONE

Stylish Ground-Floor 2 Bed | 2 Bath Condo with Designer Touches in Trendy Walden Welcome to Unit 104 at 30 Walgrove Walk SE &ndash; a beautifully upgraded 2-bedroom, 2-bathroom condo offering effortless lifestyle living in the heart of Calgary's vibrant Walden community. Step into this sun-filled, open-concept home featuring high 9-ft knockdown ceilings, luxury Cappuccino vinyl plank flooring, and a functional layout that balances space, light, and comfort. The chef-inspired kitchen is a showpiece with quartz countertops, sleek cabinetry, subway tile backsplash, stainless steel appliances, a walk-in pantry, and a large island perfect for casual dining or weekend entertaining. The bright living area flows seamlessly onto your private, ground-level patio, ideal for morning coffee or relaxing evenings. Recently upgraded designer light fixtures and a custom feature wall add a modern, personal touch that sets this unit apart. The primary bedroom offers a peaceful retreat, complete with a dual vanity 4-piece ensuite and ample closet space. A second bedroom and full bathroom on the opposite end of the unit provide privacy&mdash;perfect for a home office, guest suite, or shared living. Additional features include: In-suite laundry room with stacked washer and dryer Titled heated underground parking stall (Stall #636) Separate assigned storage locker Wall-mounted A/C unit for comfort during warmer months Pet-friendly building (with board approval) Building Perks &ndash; Walgrove Place: Two elevators for convenience Visitor parking Secure entry with intercom system Professionally managed by Simco Management Low condo fees include heat, water, and more Location Perks: Steps from Township Shopping Centre (groceries, restaurants, salons, medical clinics) Close to parks, walking/bike paths, playgrounds, and top schools Minutes to Somerset

LRT, Macleod Trail, and Stoney Trail for fast commuting ?Whether you’re a first-time buyer, a downsizer looking for a lock-and-leave lifestyle, or an investor seeking a low-maintenance, high-demand property, this unit offers incredible value in one of Calgary’s fastest-growing south communities.