



**GRASSROOTS**  
REALTY GROUP

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**405, 30 Walgrove Walk SE  
Calgary, Alberta**

**MLS # A2242769**

**\$348,900**



<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	794 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 347
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

This TOP FLOOR condo offers almost 800?sqft with 3 BEDROOMS and 2 FULL BATHS, A/C, titled UNDERGROUND PARKING, and a STORAGE locker. Chef it up in your kitchen with crisp WHITE CABINETS, light QUARTZ counters and a large ISLAND for dining. Sunlight floods the living room from large SOUTH-FACING WINDOWS and a patio door that opens onto a roomy BALCONY complete with a gas line ready for BBQs. The primary bedroom sits on one side with oversized windows, a WALK-THROUGH CLOSET, and an ensuite with WALK-IN SHOWER. On the opposite end, Bedroom?2 has big windows too, while Bedroom?3, with its frosted glass interior window, is perfect as a home office or workout area. You'll love the low-maintenance LVP FLOORING throughout the condo (except the cozy carpeted smallest bedroom). CUSTOM WINDOW COVERINGS are upgraded and there's a full-size washer & dryer. Walden Place is steps away from the Township Shopping Centre - with grocery, coffee, and food options. Major roads like Macleod Trail and Stoney Trail are close by for convenient commutes. Walden is built around a large path and park system, natural wetlands, and play areas, giving your daily routine a little escape into nature. This isn't just a regular condo - it's your lifestyle upgrade: easy living, fresh design, and all the local amenities that Walden offers.