



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**415, 20 Walgrove SE
Calgary, Alberta**

MLS # A2247037



\$275,000

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	580 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, See Remarks	Water:	Public
Floors:	See Remarks, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 277
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	Cable, Cable Internet Access, DSL, Electricity, Electric
Features:	Kitchen Island, No Animal Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Stone Counters, Vinyl Windows		

Inclusions: n/a

Turnkey 2-bedroom pet friendly condo with immediate possession offering a lock and leave life style. If you're a first time buyer or downsizing this beautifully maintained two-bedroom condo is truly move-in ready for a stress free lifestyle with urban convenience and modern comfort! Offering a fresh, like-new feel with the open layout featuring stainless steel appliances, stone countertops, and durable vinyl plank flooring. A spacious, bright bathroom includes a deep soaker tub, perfect for relaxing at the end of the day. The in-suite laundry room provides added convenience with extra storage space—ideal for pantry use or household items. Step outside to your south-facing patio, complete with a gas line for your barbecue or patio heater, allowing you to enjoy outdoor living year-round. Your parking stall is just steps from the front entrance, and additional secured storage is confidently located in the heated underground garage near the elevators. The building is well managed, handicap accessible and is exceptionally well cared for. Tidy common areas, manicured landscaping and a welcoming atmosphere will make you feel at home. The location is unbeatable—within walking distance to grocery stores, restaurants, shops, and services, with public transit right on the block. Quick access to Macleod Trail, Stoney Trail, and routes south to get out of town a breeze. Pet owners will appreciate nearby pathways and an off-leash dog park. Act fast so you don't miss this opportunity!—call your favourite REALTOR® today to arrange a private viewing!