



GRASSROOTS
REALTY GROUP

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420, 30 Walgrove Walk SE
Calgary, Alberta

MLS # A2267558



\$415,900

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	954 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Garage Door Opener, Heated Garage, Parkade, Stall, Title		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Humidity Control

Floors: Ceramic Tile, Vinyl Plank

Roof: -

Basement: -

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: -

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: Queen Sized Cabinet Murphy Bed (in second bedroom)

Water: -

Sewer: -

Condo Fee: \$ 451

LLD: -

Zoning: M-X2

Utilities: -

This unit is "two" good to be true! Two bedrooms, Two bathrooms, Two titled parking stalls & a view you'll never get tired of. Perched on the TOP FLOOR, this Upgraded Corner Unit captures UNOBSTRUCTED MOUNTAIN VIEWS that are truly hard to find. From your private, covered WRAP-AROUND BALCONY, sip your morning coffee at the built-in COFFEE BAR while watching the sunrise over Walden, or unwind as the mountains fade into evening light. Step inside, and you'll instantly feel the love and care that's gone into this home. The spacious foyer offers a warm welcome and a touch of privacy before opening into the bright, OPEN-CONCEPT LIVING AREA. Every detail has been carefully chosen, from the Upgraded KitchenAid appliances to the Extended Island with stylish dining space. The home is equipped with Air Conditioning, ceiling fans, and a Heat Recovery Ventilation System that continually circulates fresh air, keeping your space comfortable year-round. The primary bedroom is a true retreat, featuring a beautiful 4-PIECE ENSUITE and a WALK-IN CLOSET that adds both style and function. The second bedroom, bathed in NATURAL LIGHT, offers flexibility for guests or a home office and conveniently connects to the second full bathroom, giving each room its own sense of privacy. Forget winter scraping and summer parking stress & this home includes two titled stalls, one HEATED UNDERGROUND for those chilly Calgary mornings and one outdoor stall for easy access year-round. Nestled in Walden, you're surrounded by everything you need: shops, restaurants, grocery stores, parks, and green spaces are all within easy reach. It's a community that blends convenience with calm, where you can enjoy modern living without giving up that small-neighbourhood feel. Plus,

with Macleod Trail and Stoney Trail only minutes from your door, commuting and weekend getaways are a breeze. Modern, quiet, and move-in ready — this one truly has it all.