



217, 30 Walgrove SE  
Calgary, Alberta

MLS # A2275241



**\$385,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Walden                             |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 841 sq.ft.                         | <b>Age:</b>   | 2019 (7 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Titled, Underground                |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                    |                   |        |
|--------------------|------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                  | <b>Condo Fee:</b> | \$ 313 |
| <b>Basement:</b>   | -                                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-X2   |
| <b>Foundation:</b> | -                                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Kitchen Island      |                   |        |

**Inclusions:** NONE

WELCOME TO THIS SPECTACULAR SECOND-FLOOR CONDO nested in this desirable neighborhood of Walden, Calgary. Step inside this beauty and experience the premium touches, lovely VINYL PLANK Flooring, White SHAKER-STYLE CABINETS, and gleaming QUARTZ COUNTERTOPS throughout. The kitchen features a BREAKFAST BAR for casual meals, FULL CORNER PANTRY, undermounted DOUBLE SINKS, and STAINLESS STEEL APPLIANCES that brings it all together. The primary bedroom is a sanctuary featuring DOUBLE-SIDED WALK-THROUGH CLOSET, and direct access to your own 4-piece Ensuite. A second bedroom, and full bath gives flexibility for guests, or multi-generational living. This unit comes with its own TITLED UNDERGROUND PARKING and a handy STORAGE LOCKER, plus VISITOR PARKING just steps from the lobby for convenience. Well situated in Walden, you’re steps from grocery stores, restaurants, coffee shops, and quick access to schools, parks, bus stops, and South Health Campus. COME CHECK THIS OUT, QUICK AND IMMEDIATE POSSESSION