



104, 20 Walgrove Walk SE
Calgary, Alberta

MLS # A2299673



\$325,000

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	759 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 346
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: None

2 BEDROOMS | 2 BATHROOMS | MAIN FLOOR UNIT | 759 SQFT | TITLED UNDERGROUND PARKING | LARGE PATIO | AIR CONDITIONING | Welcome to this beautifully maintained main floor unit in the desirable community of Walden, offering 759 sqft of thoughtfully designed living space with 2 bedrooms and 2 full bathrooms. This bright and modern condo is perfect for first-time buyers, investors, or anyone looking for low-maintenance living in a prime location. Step inside to a spacious open-concept layout featuring 9-foot ceilings and luxury vinyl plank flooring throughout the main living areas. The chef-inspired kitchen is the heart of the home, complete with quartz countertops, soft-close cabinetry, a stylish tile backsplash, a large island with seating, and a pantry, perfect for both everyday living and entertaining. The kitchen flows seamlessly into the living areas creating a warm and inviting space. The primary bedroom offers a comfortable retreat with a walk-in closet featuring closet organizers and a 4-piece ensuite with dual vanities and an oversized shower. A second bedroom provides flexibility for guests, a roommate, or a home office and is complemented by an additional 4-piece bathroom. One of the standout features of this home is the large patio with BBQ gas line, offering plenty of space to relax and enjoy the outdoors, along with convenient street access just steps away. Additional highlights include in-suite laundry, air conditioning, and ample storage throughout. This unit also includes a titled underground parking stall and a storage locker, adding both convenience and value. Located within walking distance to shopping, restaurants, pubs, parks, and pathways, and with easy access to major routes and transit, this home offers the perfect balance of lifestyle and convenience. Perfect as your first home or for a growing investment portfolio, this move-in ready

condo is a fantastic opportunity. Book your showing today!