



**107, 30 Walgrove Walk SE  
Calgary, Alberta**

**MLS # A2148975**



**\$407,777**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	894 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, See Remarks, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 382
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters, Storage		

**Inclusions:** NONE

Spacious and upgraded, this AIR CONDITIONED large two-bedroom, two-bathroom home is situated in the Cardel-built condos in Walden, offering unparalleled convenience with all amenities within walking distance. Featuring a sprawling single-level flat layout ideal for couples or roommates, the home boasts high ceilings and a generously sized kitchen equipped with abundant cabinets, plenty of counter space, stainless steel appliances, bright white cabinetry, a breakfast bar, and a sunny nook. The adjacent great room provides ample space for a sectional and large screen, complemented by expansive windows that flood the room with natural light. Two well-proportioned bedrooms include a primary suite with an ensuite bathroom and walk through closet. The main, four-piece bath connects directly to the secondary bedroom, effectively offering an ensuite set-up. The in-suite laundry with full size washer and dryer offers is convenient and discreetly hidden behind double doors. Lots of storage in the unit as well as a storage unit in front of your parking stall in the heated underground garage. A sprawling wrap-around deck, complete with a privacy wall, extends the living space outdoors and gives you the option of sitting in the shade or sun. Added conveniences include plenty of guest parking, immediate proximity to shopping, transit, parks, and walking paths. And check out the affordable condo fee! Don't miss the opportunity to make this meticulously designed 2-bedroom condo your own—schedule your viewing today to experience one of Cardel's finest floor plans firsthand.