



**208, 30 Walgrove Walk SE**  
**Calgary, Alberta**

**MLS # A2168991**



**\$260,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	501 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 232
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to your new home! This stunning 1-bedroom, 1-bathroom condo in the heart of Walden offers the perfect blend of comfort and convenience. Ideal for mature individuals, young professionals, couples, or anyone seeking a cozy and stylish living space, this unit features a modern galley-style kitchen with quartz countertops and stainless steel appliances. The kitchen provides plenty of cabinetry for storage, while luxury vinyl flooring throughout the condo adds a sleek, contemporary touch. The open-concept living and dining area extends to a private balcony, where you can enjoy stunning views and the convenience of a natural gas line for BBQs. Located in a prime area, this condo provides easy access to public transportation and is within walking distance of grocery stores, shops, restaurants, and cafes. It's also close to parks and pathways, with quick access to both Macleod Trail and Stoney Trail for effortless commuting. This condo offers the perfect setting for a comfortable and convenient lifestyle—don't miss out on this opportunity to make it yours! Contact your favorite realtor today to schedule a viewing.