



**119, 30 Walgrove Walk SE  
Calgary, Alberta**

**MLS # A2188144**

**\$455,000**



<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	951 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 451
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete	<b>Zoning:</b>	(M-X2)
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** None

Step into the stylish open-concept condo you've been waiting for! This charming 2-bedroom, 2-bathroom ground-floor corner unit is a perfect blend of contemporary comfort and functional design. Located in the sought-after Walden neighborhood, this 951 sq ft home enjoys an abundance of natural light from its sunny southwest exposure and large windows throughout. As you enter, you'll be greeted by sleek, upgraded luxury vinyl plank flooring that flows seamlessly through the space. The kitchen, ideal for both cooking and entertaining, features pristine white quartz countertops, plenty of cabinetry, and high-end stainless steel appliances. The private master suite is a true sanctuary, complete with a luxurious en-suite bathroom that includes dual vanities and a walk-in shower. The second bedroom is equally well-designed, offering easy access to the second bathroom via a convenient cheater door for added privacy. Step outside to your private wrap-around deck, the perfect place to relax or entertain with a gas BBQ hookup ready for your next gathering. Plus, enjoy the added convenience of an underground parking stall and a private storage unit in the heated parkade, keeping your belongings safe year-round. With nearby bike and running paths, along with close access to shopping and dining, this condo offers everything you need for an active, comfortable lifestyle. Don't miss out on this move-in-ready gem—book your private showing today!