



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

105, 30 Walgrove Walk SE
Calgary, Alberta

MLS # A2206001



\$383,500

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	793 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Parking Lot, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 363
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: Dishwasher, Microwave Hood Fan, Fridge, Stove, Washer/Dryer, Window Coverings and Garage Opener

This exceptional 3 bedroom unit is a rare find in this Walden development, featuring two titled parking spaces (one above ground and one in the heated underground garage)! Impeccably maintained and packed with nearly every upgrade available from the builder, this home offers unique oversized patio with its own access gate and privacy wall, custom-designed at the owner's request. Inside, you'll enjoy a modern kitchen with quartz countertops, upgraded lighting fixtures, premium stainless steel kitchen appliances and luxury vinyl plank flooring throughout. Complete with three spacious bedrooms (primary with walk-in closet and private 3pc ensuite), shared 4pc bathroom with tub/shower combo, in-suite laundry and air conditioning, this home offers year-round comfort. The building also features Cardel's exclusive Lifestyle Makeup Air System, providing continuous fresh air circulation for a healthier living environment. This unit offers incredible flexibility for families, remote workers, or as a revenue-generating property with the added benefit of two parking spots. Located near the newly developed Township Centre, transit, schools, and community facilities, this home has unbeatable convenience and value! Don't miss out and come view today!