

210, 20 Walgrove Walk SE  
Calgary, Alberta

MLS # A2295932



## \$339,800

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	783 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water

**Floors:** Tile, Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Concrete, Wood Frame

**Foundation:** Poured Concrete

**Features:** Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 346

**LLD:** -

**Zoning:** M-X2

**Utilities:** -

**Inclusions:** None

A well-appointed, warm and stylish 2-bedroom, 2-bathroom condo on the 2nd floor of the secure, well-managed Walgrove Place in Walden. Built by Cardel Lifestyles in 2018, this bright, quiet, air-conditioned unit offers comfortable, modern living. The open floor plan is set up with the bedrooms on opposite sides of the main living area, providing excellent privacy and functionality. The unit has been well maintained, with thoughtful design throughout. Upgraded features include air conditioning, luxury vinyl plank flooring throughout, a deluxe wall kitchen appliance package with chimney hood and raised upper cabinetry. The primary suite offers a walk-in closet with barn door and custom built-in white wood shelving and drawers. The 4-piece ensuite includes dual undermount sinks, a fully tiled shower with sliding glass doors, and ceramic tile flooring. Both bedrooms are equipped with custom cordless up/down blackout blinds. The spacious balcony includes a gas line for BBQ. There is plenty of natural light throughout. The heated underground titled parking stall includes a generous storage cage and is conveniently located near the exit door. Showhome condition and offers more than typical upgrades. Immediate possession possible. Shopping, restaurants, and walking paths are just across the street, with easy access to South Health Campus, Transit, Stoney Trail, and Deerfoot Trail.