

**412, 30 Walgrove SE
Calgary, Alberta**

MLS # A2217277



\$369,900

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|------------------|--|---------------|------------------|
| Division: | Walden | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 753 sq.ft. | Age: | 2019 (6 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Parkade, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 364 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-X2 |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, No Smoking Home, Open Floorplan | | |

Inclusions: TV mount in bedroom, Shelves in living room, and hunter douglas blinds

Stylish 2 bed, 2 bath condo with 2 parking spots! Experience modern condo living in this beautifully upgraded 2-bedroom, 2-bathroom unit located in the vibrant SE community of Walden. With 9 ft ceilings and a bright open-concept layout, this home is both functional and inviting. The kitchen boasts quartz countertops, stainless steel appliances, and full-height upper cabinets, while the entire unit is finished with Hunter Douglas blinds and features in-suite laundry. The private balcony includes a gas hookup, perfect for summer BBQs or evening lounging. Enjoy peace and quiet thanks to excellent soundproofing between units. This condo includes two titled parking stalls, one underground/heated and the other outside—a rare bonus! Located steps from major shopping (grocery, restaurants, cafes, shops, bars), brand-new schools, and transit options with easy access to Stoney and Macleod Trail—commuting and convenience are at your doorstep. Whether you're a first-time buyer, downsizer, or investor, this condo offers unbeatable value in a great community.