

**217, 30 Walgrove Walk SE
Calgary, Alberta**

MLS # A2254967



\$399,999

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	841 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 313
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: N/A

Welcome to #217, 30 Walgrove Walk SE – a beautifully designed 2-bedroom, 2-bathroom condo with 841 sq. ft. of living space, located in the vibrant and family-friendly community of Walden. This open-concept home impresses the moment you walk in, featuring a gourmet kitchen with quartz countertops, full-height cabinetry, stainless steel appliances, a built-in wall oven, and a large island with seating – perfect for entertaining. The bright living room opens onto a private balcony, ideal for morning coffee or evening relaxation. The primary bedroom is a true retreat with a walk-through closet and a private 4-piece ensuite. A second bedroom and full bathroom provide flexibility for family, guests, or a home office. You’ll also love the convenience of in-suite laundry with extra storage space. Additional highlights include: • Modern wide-plank flooring throughout • Secure building with elevator access • Titled underground parking and assigned storage Location, Location, Location Situated in Walden, you’re steps from grocery stores, restaurants, and coffee shops, with quick access to schools, parks, bus stops, and South Health Campus. Commuters will love the easy access to Stoney Trail, Macleod Trail, and Somerset-Bridlewood LRT Station. Move-in ready, modern, and perfectly located – this is the condo you’ve been waiting for!