

**117, 30 Walgrove SE  
Calgary, Alberta**

**MLS # A2266923**



**\$389,900**

|                  |                                                                                   |               |                  |
|------------------|-----------------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Walden                                                                            |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                                                |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                                                       |               |                  |
| <b>Size:</b>     | 891 sq.ft.                                                                        | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 2                                                                                 | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Enclosed, Heated Garage, Off Street, Parkade, Secured, Stall, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -                                                                                 |               |                  |
| <b>Lot Feat:</b> | -                                                                                 |               |                  |

|                    |                                                                                                                     |                   |        |
|--------------------|---------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Boiler                                                                                                              | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                                                                                         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                                   | <b>Condo Fee:</b> | \$ 399 |
| <b>Basement:</b>   | -                                                                                                                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Mixed                                                                                                               | <b>Zoning:</b>    | M-X2   |
| <b>Foundation:</b> | -                                                                                                                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows |                   |        |

**Inclusions:** N/A

Welcome to Unit 117! This incredible gated, walk-up unit is arguably the nicest in the building. Upon entering, you are greeted by a bright, spacious open floor plan featuring a chef's upgraded kitchen, complete with a built-in microwave, gorgeous centre island, and ample cabinetry for exceptional storage. The unit also includes a custom wall pantry and a cleaning/laundry closet, providing even more function and convenience to your space. Off the living room, you'll find a sizeable primary bedroom with a deep two-sided closet and a spa-inspired 4-piece ensuite with linen cupboard. Completing this unit is a second bedroom and a 4-piece main bathroom. Additional highlights include central A/C for year-round comfort, a titled underground parking stall with storage right in front, and a private walk-up patio overlooking a beautiful green space with plenty of visitor parking right outside the gate. Located just steps from shops, grocery stores, coffee shops, and public transit, this unit offers the perfect blend of luxury and convenience in pet-friendly Walden Place. Don't miss your chance to call this stunning unit home &mdash; schedule a private tour today!