

213, 20 Walgrove Walk SE  
Calgary, Alberta

MLS # A2293096



**\$347,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	795 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Heated Garage, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 346
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Move in ready 2 bedroom, 2 bathroom home with titled underground parking and low condo fees in the highly walkable community of Walden just steps to Township Shopping Centre! Inside, you'll find 795 square feet of sun filled, open concept living featuring luxury vinyl plank flooring, comfortable carpet in the bedrooms, large windows, and an added air conditioner for year round comfort and additional value. This floor plan is anchored by a tastefully finished kitchen featuring quartz countertops, modern shaker cabinetry, stainless steel appliances, a large central island, corner pantry, and the added bonus of a built in water filtration system! This area flows seamlessly into the dining room and spacious living room, creating the perfect layout for entertaining or gathering with friends. The primary bedroom offers a comfortable retreat with a walk through closet leading to a spacious 5 piece ensuite, highlighted by a quartz topped double vanity with pedestal sinks and built in cabinetry for additional storage. The second bedroom is well situated with a full bathroom just outside the door and provides flexibility for guests, roommates, or a home office, while the in suite laundry adds everyday convenience. The outdoor living area highlights a large balcony with a gas line installed ready for summer BBQ's and adds additional space to entertain or relax! This home also includes a titled underground parking stall and a separate storage locker in the parkade, keeping your vehicle warm and secure while providing additional storage space outside of the unit. Located in Walden Place, you'll love the walkable lifestyle with groceries, restaurants, cafes, fitness studios, and everyday amenities just across the street. The community is known for its scenic pathways and parks with Fish Creek Park just minutes away, while commuting is easy with quick

access to Macleod and Stoney Trail. Perfect for first time buyers, down sizers, or investors seeking stylish, low maintenance living in one of south Calgary's most convenient communities. Don't miss your opportunity to view this beautiful home, book your private showing today.