

**313, 20 Walgrove Walk SE**  
**Calgary, Alberta**

**MLS # A2182290**



**\$384,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	796 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Paved		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 332
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to this stunning and well-maintained **\*\*2-bedroom, 2-bathroom\*\*** condo, located on the 3rd floor in the desirable community of Walden! This modern unit boasts an open-concept layout with sleek finishes and a bright, airy feel. The kitchen features elegant white cabinetry, quartz countertops, stainless steel appliances, and a stylish backsplash, perfectly paired with an island and pendant lighting. The spacious living area provides access to the balcony, ideal for enjoying peaceful evenings or morning coffee. The primary bedroom offers a private ensuite and ample closet space, while the second bedroom is conveniently located near the second full bathroom, perfect for guests or roommates. With luxury vinyl plank flooring throughout and a dedicated laundry area, this condo provides both style and functionality. This property is ideally located close to parks, shopping, dining, and public transit, making it perfect for first-time buyers, downsizers, or investors. Don't miss this opportunity to own a beautiful home in one of Calgary's sought-after neighborhoods!