

## 104, 30 Walgrove Walk SE Calgary, Alberta

**MLS # A2240126**



# \$365,000

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	754 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 347
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Elevator, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** NONE

Stylish Ground-Floor 2 Bed | 2 Bath Condo with Designer Touches in Trendy Walden Welcome to Unit 104 at 30 Walgrove Walk SE – a beautifully upgraded 2-bedroom, 2-bathroom condo offering effortless lifestyle living in the heart of Calgary’s vibrant Walden community. Step into this sun-filled, open-concept home featuring high 9-ft knockdown ceilings, luxury Cappuccino vinyl plank flooring, and a functional layout that balances space, light, and comfort. The chef-inspired kitchen is a showpiece with quartz countertops, sleek cabinetry, subway tile backsplash, stainless steel appliances, a walk-in pantry, and a large island perfect for casual dining or weekend entertaining. The bright living area flows seamlessly onto your private, ground-level patio, ideal for morning coffee or relaxing evenings. Recently upgraded designer light fixtures and a custom feature wall add a modern, personal touch that sets this unit apart. The primary bedroom offers a peaceful retreat, complete with a dual vanity 4-piece ensuite and ample closet space. A second bedroom and full bathroom on the opposite end of the unit provide privacy—perfect for a home office, guest suite, or shared living. Additional features include: In-suite laundry room with stacked washer and dryer Titled heated underground parking stall (Stall #636) Separate assigned storage locker Wall-mounted A/C unit for comfort during warmer months Pet-friendly building (with board approval) Building Perks – Walgrove Place: Two elevators for convenience Visitor parking Secure entry with intercom system Professionally managed by Simco Management Low condo fees include heat, water, and more Location Perks: Steps from Township Shopping Centre (groceries, restaurants, salons, medical clinics) Close to parks, walking/bike paths, playgrounds, and top schools Minutes to Somerset

LRT, Macleod Trail, and Stoney Trail for fast commuting ?Whether you're a first-time buyer, a downsizer looking for a lock-and-leave lifestyle, or an investor seeking a low-maintenance, high-demand property, this unit offers incredible value in one of Calgary's fastest-growing south communities.