

**218, 30 Walgrove Walk SE**  
**Calgary, Alberta**

**MLS # A2284355**



**\$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>	893 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, 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>	\$ 416
<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>	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this immaculate corner unit featuring TWO TITLED PARKING STALLS (one above ground and the other in the parkade). As you enter, you're greeted by 9-foot ceilings, an abundance of natural light and a bright open-concept layout with durable luxury vinyl plank flooring throughout the main living space. The modern kitchen showcases modern shaker-style cabinetry with soft close drawers, quartz countertops, upgraded stainless steel appliances with a Samsung French-door refrigerator with ice maker, a sleek chimney hood fan, and a stunning marble herringbone tile backsplash. The extended island provides ample seating and is complemented by stylish pendant lighting, while a convenient pantry with built-in microwave adds extra functionality. The spacious primary bedroom features a walkthrough closet leading to a private ensuite with dual vanities. A second bedroom and full four-piece bathroom offer flexibility for guests, family, or a home office. Step outside to enjoy the generous wrap-around corner balcony complete with a BBQ gas line—perfect for entertaining or relaxing. Ideally located minutes from shopping, dining, and everyday amenities, with easy access to Macleod Trail for a quick commute. Don't miss this exceptional opportunity—call your favourite realtor to book your private showing today.