

**414, 30 Walgrove SE**  
**Calgary, Alberta**

**MLS # A2299305**



**\$260,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	573 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Asphalt, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 277
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Manufactured Floor Joist, Mixed, Post & Beam, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** None

Welcome to your "I am Home" feeling. A wonderful top floor unit to reside or as an investment property. The open floor plan has wide living and kitchen space designed for easy accessibilities. The sizeable kitchen island is waiting for you to entertain your family and friends. The upgraded appliances are a cook's or bakers dream kitchen. Your kitchen is meant to entertain with functionality that will last through time. The main focal point of your home is the Kitchen Island and Balcony. After dinner, take your relaxation in your balcony for that fresh airy view. Your home is meant for you to relax and to enjoy a stress-free living. Your 2 bedrooms and 1 bathroom has space for your needs. You have a title outdoor parking space that can be seen from your balcony. Every corner of your home has a purpose that complements your lifestyle. What are you waiting for! 414 - 30 Walgrove Walk SE in Walden is your "I AM HOME" Feeling that you have been looking for.