

**111, 30 Walgrove Walk SE**  
**Calgary, Alberta**

**MLS # A2311229**



**\$294,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	633 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 277
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

This beautifully maintained ground-floor condo in the sought-after community of Walden offers the perfect blend of modern style, comfort, and convenience. Designed with an open-concept layout and filled with natural light, this inviting home is ideal for first-time buyers, downsizers, or investors. The contemporary kitchen features quartz countertops, stainless steel appliances, sleek cabinetry, and a spacious island that’s perfect for everyday living and entertaining. The bright and functional living area flows seamlessly onto a private patio, creating the perfect space to relax or enjoy your morning coffee, while the added air conditioning in the living room keeps the home comfortable throughout the summer months. The spacious primary bedroom includes a walk-through closet and private ensuite, while the second bedroom and full bathroom offer flexibility for guests, roommates, or a home office. Additional highlights include in-suite laundry and titled parking. Enjoy the convenience of ground-floor living with easy access in and out of the building, all while being located in one of Calgary’s most desirable southeast communities. You’re just steps from shopping, restaurants, parks, pathways, and transit, with quick access to Macleod Trail, Stoney Trail, and all the amenities of Township Shopping Centre. Move-in ready and offering exceptional value, this is low-maintenance condo living at its finest.