

408, 20 Walgrove Walk SE
Calgary, Alberta

MLS # A2336201



\$203,000

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	501 sq.ft.	Age:	2018 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, On Street, Outside, Owned, Parking Lot, Plug-In, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 242
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Track Lighting, Vinyl Windows		
Inclusions:	BBQ & Cover		

Why rent when you can own this move-in-ready unit? The best-priced one-bedroom condo in Walden with a \$245 monthly condo fee — a bright, modern TOP-FLOOR home with a SOUTH-FACING balcony + MOUNTAIN AND FOOTHILLS VIEWS! This unit features AC for hot days, a massive sliding door filling the condo with sunlight & warmth for the colder days. Built by Cardel Lifestyles in the popular Walden Place development, this end unit offers peace & quiet with no long hallway of neighbours passing by your door and quick access to the stairs. Freshly painted, filled with natural light, the open-concept interior features modern finishes & a spacious kitchen with HIGH-END CABINETRY, QUARTZ COUNTERTOPS, a fantastic pantry, and plenty of room to add the custom island of your choice. The same quartz countertops continue into the bathroom, giving the home a polished & cohesive feel throughout. The living area opens to the large balcony— plus, the BBQ is included! The bedroom is comfortably sized and gets ambient light from the big glass door to the balcony, with a ceiling fan for air movement & cozy feel. In-suite laundry & an unusual amount of in-suite storage closet is a bonus-PLUS A SEPARATE STORAGE CAGE gives you even more room for seasonal items & everything you don't want to take up space inside your home. Another great feature of this Cardel-built building is the ENHANCED ACOUSTIC SOUND-ATTENUATION FLOOR AND WALL ASSEMBLIES, designed to help reduce noise transfer between units — an important feature in condo living but not one that you get in most other buildings. Your titled outdoor parking stall is conveniently located RIGHT IN FRONT OF THE BUILDING ENTRANCE, and the stairs are just steps from your unit for easy access. Condo fees are an exceptionally affordable

\$242.14/month and INCLUDE HEAT, WATER AND SEWER, helping keep monthly ownership costs manageable. Best of all, this is the walkable lifestyle you've been looking for! Step outside and find groceries, restaurants, pubs, a spa, pet services and everyday conveniences just across the street. With modern finishes, quartz countertops, fantastic storage & cage, a top-floor location, south exposure, A/C, mountain views and affordable condo fees, this Walden home offers exceptional value. It is small but mighty in what it offers buyers: an excellent option for investors or those who want to make their money count for equity in their pockets.