

780-380-6207
meghan@meghanrobinson.net

305, 20 Walgrove Walk SE
Calgary, Alberta

MLS # A2226182



\$382,500

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	864 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Door Opener, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 347
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: Pantry Cabinet in Kitchen, Queen Bed Frame in 2nd Bedroom, TV Wall Brackets.

****Welcome to Walgrove Place!** This modern 3-bed, 2-bath condo offers 850+ sqft of stylish and functional living space. Built in 2018 and lovingly maintained by its original owners, this home is full of thoughtful upgrades throughout. ****Step inside and be greeted by LVP flooring that flows seamlessly throughout the home.** The spacious kitchen features a large island, gorgeous quartz countertops, and a full suite of stainless-steel appliances. The open-concept design connects effortlessly to the cozy living area, where large sliding glass doors open to your West facing balcony! (12'10" x 5'11") ****The primary suite is a private retreat, complete with a walk-through closet leading to a beautifully upgraded ensuite featuring a walk-in shower with glass sliding doors.** Two additional bedrooms share a well-appointed 4-piece main bath, perfect for family, guests, or a home office. ****The convenience of in-suite laundry makes everyday living a breeze.** ****Additional features include a secure underground parking stall, an assigned storage locker, balcony BBQ gas line, and AIR CONDITIONING!** ****Located just steps from transit and Legacy Township, this home offers unbeatable access to restaurants, grocery stores, coffee shops, shopping, health & fitness centers, and spa facilities.** ****For those who love the outdoors, you'll find miles of scenic walking and biking trails throughout Walden and Legacy, including tranquil water features, storm ponds, and a breathtaking 300-acre natural reserve waiting to be explored.** Don't miss the chance to call this exceptional home yours—schedule your viewing today!**