

# \$314,900 - 311, 20 Walgrove Walk Se, Calgary

MLS® #A2221403

**\$314,900**

2 Bedroom, 1.00 Bathroom, 610 sqft

Residential on 0.00 Acres

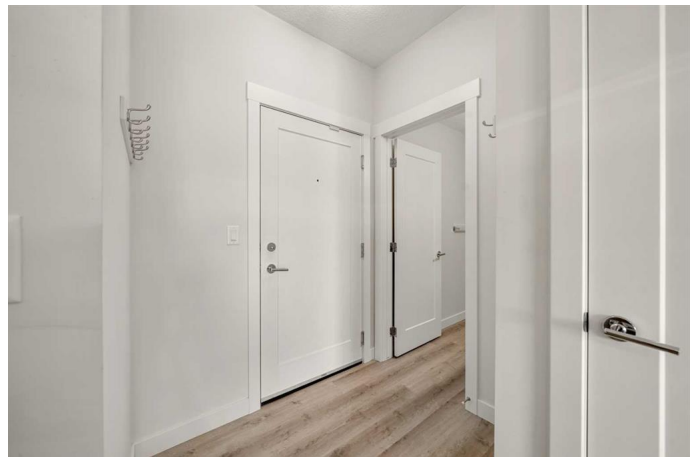
Walden, Calgary, Alberta

Welcome to your sunlit sanctuary in the heart of Walden.

Every great chapter begins with the perfect setting, and this bright and sunny TWO BEDROOM condo, tucked within the vibrant community of Walden, might just be where your next story unfolds.

From the moment you walk into this thoughtfully upgraded home, youâ€™ll notice the attention to detail. The luxury VINYL PLANK FLOORING stretches seamlessly throughout with NO CARPET in sight, offering both style and ease of maintenance. In the heart of the home, the kitchen invites you to gather and create, featuring UPGRADED CABINETRY, gleaming STONE COUNTERTOPS, STAINLESS STEEL APPLIANCES, and a spacious KITCHEN ISLAND, perfect for casual breakfasts or entertaining friends over wine and conversation. The large bathroom has also been upgraded with the same stone countertops as well as a GLASS DOOR bathtub and shower.

Mornings begin with sunlight pouring through the SOUTH EAST FACING WINDOWS, and coffee sipped on your private balcony. The added AIR CONDITIONING unit ensures your home remains a cool retreat all summer long. Fire up the BBQ using the pre-installed GAS LINE and enjoy evenings under the open sky.



Storage and convenience are just as important as style. This unit includes a TITLED UNDERGROUND PARKING and a personal STORAGE LOCKER directly in front, allowing the convenience of hiding all of your spare items and keeping your home clutter-free.

Step outside and find yourself within walking distance of everything you need - grocery stores, cafes, playgrounds, schools, and more. For commuters or weekend adventurers, MacLeod Trail and Stoney Trail are only minutes away.

Pet lovers rejoice as this complex is PET-FRIENDLY (with board approval), welcoming your furry companions. With LOW CONDO FEES that cover everything except electricity, this is a dream for first-time buyers, savvy investors, or anyone ready to embrace maintenance-free living without compromise.

Come discover a home where every detail has been designed to make life a little brighter, a little easier, and a lot more enjoyable.

Built in 2018

### **Essential Information**

MLS® #	A2221403
Price	\$314,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	610
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit

Status	Active
--------	--------

## Community Information

Address	311, 20 Walgrove Walk Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z4L2

## Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

## Interior

Interior Features	Closet Organizers, Kitchen Island, Stone Counters
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer
Heating	Forced Air
Cooling	Central Air, Wall Unit(s)
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Vinyl Siding, Wood Frame

## Additional Information

Date Listed	May 15th, 2025
Days on Market	9
Zoning	M-X2

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.