## 105, 30 Walgrove Walk SE
## Calgary, Alberta

**MLS # A2206001**



# $383,500

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| **Division:** | Walden |
| **Type:** | Residential/Low Rise (2-4 stories) |
| **Style:** | Apartment-Single Level Unit |
| **Size:** | 793 sq.ft. **Age:** 2019 (6 yrs old) |
| **Beds:** | 3 **Baths:** 2 |
| **Garage:** | Assigned, Parking Lot, Stall, Titled, Underground |
| **Lot Size:** | - |
| **Lot Feat:** | - |

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| **Heating:** | Baseboard, Natural Gas | **Water:** | - |
| **Floors:** | Laminate, Tile | **Sewer:** | - |
| **Roof:** | - | **Condo Fee:** | $ 363 |
| **Basement:** | - | **LLD:** | - |
| **Exterior:** | Brick, Concrete, Vinyl Siding, Wood Frame | **Zoning:** | M-X2 |
| **Foundation:** | - | **Utilities:** | - |

**Features:** Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Stone Counters, Storage, Walk-In Closet(s)

**Inclusions:** Dishwasher, Microwave Hood Fan, Fridge, Stove, Washer/Dryer, Window Coverings and Garage Opener

This exceptional 3 bedroom unit is a rare find in this Walden development, featuring two titled parking spaces (one above ground and one in the heated underground garage)! Impeccably maintained and packed with nearly every upgrade available from the builder, this home offers unique oversized patio with its own access gate and privacy wall, custom-designed at the owner's request. Inside, you'll enjoy a modern kitchen with quartz countertops, upgraded lighting fixtures, premium stainless steel kitchen appliances and luxury vinyl plank flooring throughout. Complete with three spacious bedrooms (primary with walk-in closet and private 3pc ensuite), shared 4pc bathroom with tub/shower combo, in-suite laundry and air conditioning, this home offers year-round comfort. The building also features Cardel&rsquo;s exclusive Lifestyle Makeup Air System, providing continuous fresh air circulation for a healthier living environment. This unit offers incredible flexibility for families, remote workers, or as a revenue-generating property with the added benefit of two parking spots. Located near the newly developed Township Centre, transit, schools, and community facilities, this home has unbeatable convenience and value! Don't miss out and come view today!