



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

120, 20 Walgrove Walk SE
Calgary, Alberta

MLS # A2315192



\$269,000

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	608 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 277
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, See Remarks		

Inclusions: AC Unit

YOU HAVE BEEN WAITING FOR THIS ONE. This beautifully upgraded and air-conditioned 2-bedroom ground-floor condo in Walgrove Place offers modern style, exceptional condition, and unbeatable convenience. Built by Cardel Lifestyles in 2018, this bright and quiet unit showcases true pride of ownership with luxury vinyl plank flooring, a stunning kitchen with floor-to-ceiling custom cabinetry, quartz countertops, stainless steel appliances including a brand-new microwave hood fan, and a central island with designer lighting. The open-concept living area includes an AC unit and opens onto an oversized ground-floor patio with a gas BBQ hookup and private stairs leading directly to the walking paths. The spacious primary bedroom features a double closet, while the generous second bedroom functions perfectly as a guest room or flex space. A well-appointed 4-piece bathroom and a walk-in laundry room with ample storage add to the home's everyday comfort. The heated underground parking stall includes a large storage cage for additional convenience. Immediate possession is available. Located steps from shopping, restaurants, and walking paths, with quick access to South Health Campus, Transit, Stoney Trail, and Deerfoot Trail, this home delivers exceptional value in a highly desirable community.