

# \$260,000 - 415, 20 Walgrove Se, Calgary

MLS® #A2247037

**\$260,000**

2 Bedroom, 1.00 Bathroom, 580 sqft

Single Family on 0.00 Acres

Walden, Calgary, Alberta

**\*\*price reduced! And 6 months condo fees included!\*\*** Turnkey 2-bedroom pet friendly condo with immediate possession offering a lock and leave life style. If youâ€™re a first time buyer or downsizing this beautifully maintained two-bedroom condo is truly move-in ready for a stress free lifestyle with urban convenience and modern comfort! Offering a fresh, like-new feel with the open layout featuring stainless steel appliances, stone countertops, and durable vinyl plank flooring. A spacious, bright bathroom includes a deep soaker tub, perfect for relaxing at the end of the day. The in-suite laundry room provides added convenience with extra storage spaceâ€”ideal for pantry use or household items. Step outside to your south-facing patio, complete with a gas line for your barbecue or patio heater, allowing you to enjoy outdoor living year-round. Your parking stall is just steps from the front entrance, and additional secured storage is confidently located in the heated underground garage near the elevators. The building is well managed, handicap accessible and is exceptionally well cared for. Tidy common areas, manicured landscaping and a welcoming atmosphere will make you feel at home. The location is unbeatableâ€”within walking distance to grocery stores, restaurants, shops, and services, with public transit right on the block. Quick access to Macleod Trail, Stoney Trail, and routes south to get out of town a breeze. Pet owners will



appreciate nearby pathways and an off-leash dog park. Act fast so you don't miss this opportunity! Call your favourite REALTOR® today to arrange a private viewing! (id:6289)

Built in 2018

**Essential Information**

Listing #	A2247037
Price	\$260,000
Bedrooms	2
Bathrooms	1.00
Square Footage	580
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	415, 20 Walgrove Se
Subdivision	Walden
City	Calgary
Province	Alberta
Postal Code	T2X4L2

**Amenities**

Amenities	Park, Playground, Shopping
Utilities	Cable, Electricity, Natural Gas, Telephone, Water
Features	See remarks, Other, PVC window, No Animal Home, Gas BBQ Hookup, Parking
Parking Spaces	1

**Interior**

Appliances	Washer, Refrigerator, Dishwasher, Stove, Oven, Dryer, Microwave, Window Coverings
Heating	Baseboard heaters, See remarks
Cooling	See Remarks
# of Stories	4

## Exterior

Foundation                      Poured Concrete

## Listing Details

Listing Office                      Century 21 Bamber Realty LTD



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