

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

MLS® #A2247037

**\$260,000**

2 Bedroom, 1.00 Bathroom, 580 sqft

Residential 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 you'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 space—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 unbeatable—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!

Built in 2018

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2247037          |
| Price          | \$260,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 580               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 415, 20 Walgrove Se |
| Subdivision | Walden              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2X 4L2             |

**Amenities**

|           |                                                                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Parking, Secured Parking, Storage, Visitor Parking                                                                                               |
| Utilities | Cable Available, Electricity Available, Electricity Connected, Natural Gas Connected, Garbage Collection, Heating Paid For, Phone Available, See |

|                |                           |
|----------------|---------------------------|
|                | Remarks, Water Connected, |
| Parking Spaces | 1                         |
| Parking        | Assigned, Stall           |

### Interior

|                   |                             |
|-------------------|-----------------------------|
| Interior Features | Kitchen Island, No Animal I |
|                   | Lighting, See Remarks, Soak |
| Appliances        | Dishwasher, Dryer, Microwa  |
|                   | Window Coverings            |
| Heating           | Baseboard, See Remarks      |
| Cooling           | Other, Rough-In             |
| # of Stories      | 4                           |
| Basement          | None                        |



### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof              | Asphalt Shingle       |
| Construction      | Mixed                 |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 88               |
| Zoning         | M-X2             |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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