



**DJ Golden**  
**REAL ESTATE**

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**103, 20 Walgrove Walk SE**  
**Calgary, Alberta**

**MLS # A2218344**



**\$385,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	791 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 347
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Pantry, Storage, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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Welcome to Unit 103! This incredible walk-up unit is arguably the nicest in the building. Upon entering, you are greeted by a bright and spacious open floor plan that features a chef’s upgraded kitchen, complete with an electric range top, a wall oven, a built-in microwave, a gorgeous centre island, and ample cabinetry for exceptional storage. The unit also includes a sizable wall pantry and a walk-in cleaning/laundry closet, providing even more function and convenience to your space. Off the living room, you’ll find a sizeable primary bedroom with a large closet and a spa-inspired 4-piece ensuite. Across from the primary, you will find a second bedroom and a 4-piece main bathroom. Additional highlights include central A/C for year-round comfort, a titled underground parking stall, and a private walk-up balcony. Located just steps from shops, grocery stores, coffee shops, and public transit, this pet-friendly unit offers the perfect blend of luxury and convenience. Don’t miss your chance to call this stunning unit home &mdash; schedule a private tour today!