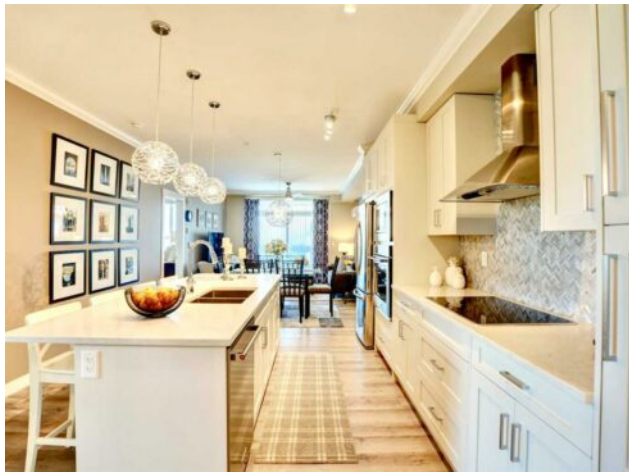


**220, 20 Walgrove Walk SE**  
**Calgary, Alberta**
**MLS # A2237832**

**\$405,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	971 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 451
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Crown Molding, Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to Unit 220 at 20 Walden Walk SE — a sophisticated and beautifully upgraded corner unit offering almost 1000 square feet of luxurious living space in one of Calgary’s most vibrant and thoughtfully designed communities. From the moment you step inside, you’ll notice the elevated finishings and attention to detail that make this home truly stand out. This two-bedroom, two-bathroom residence features a bright and open floor plan with oversized windows that fill the home with natural light. The spacious WRAP-AROUND balcony enhances your living space, offering a private outdoor retreat ideal for morning coffee or evening barbecues, made even more convenient with the built-in gas line. As a corner unit, you’ll enjoy additional privacy, tons of natural light and an airy feel that sets this home apart. At the heart of the home is a fully integrated chef’s kitchen, designed with both style and function in mind. It features upgraded quartz countertops, a chimney-style hood fan, induction cooktop, upgraded fridge, and a stunning herringbone tile backsplash. The floor-to-ceiling cabinetry not only adds elegance but also maximizes storage, complete with custom pull-out organizers for optimal functionality. Whether you’re preparing everyday meals or hosting guests, this kitchen delivers both performance and modern beauty. The open-concept living and dining area is equally impressive, enhanced by custom drapery and crown moulding throughout. Comfort is a priority, with air conditioning to keep you cool in the summer months and ceiling fans in every room to promote airflow and comfort year-round. The primary suite is a calming retreat, complete with a spacious layout and a beautifully upgraded ensuite. The ensuite features a floor-to-ceiling tiled standing shower and a sleek floor-to-ceiling mirror that adds light and sophistication. The second

bedroom is perfect for guests, a home office, or a roommate, and the second full bathroom is equally well appointed. Additional smart upgrades include added shelving in both the laundry closet and the storage room, making organization effortless. This unit also includes two titled parking stalls — one underground heated stall and one above-ground surface stall — offering convenience and flexibility that's hard to find in condo living. A final plus, these are the original owners, they are non-smoking, and have never had pets, so this unit is in pristine condition. Located in the sought-after community of Walden, you'll be close to parks, pathways, shops, restaurants, and transit, all while enjoying a quiet, residential atmosphere. With its upscale finishes, functional layout, and premium upgrades throughout, this home offers the perfect blend of comfort, style, and convenience. Don't miss your opportunity to own this truly move-in ready luxury condo in one of Calgary's most desirable southeast neighbourhoods.