



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

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**115, 30 Walgrove Walk SE**  
**Calgary, Alberta**

**MLS # A2241872**



**\$284,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Walden                             |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 640 sq.ft.                         | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                          |                   |        |
|--------------------|----------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl                                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                        | <b>Condo Fee:</b> | \$ 277 |
| <b>Basement:</b>   | -                                                        | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Wood Frame                             | <b>Zoning:</b>    | M-X2   |
| <b>Foundation:</b> | -                                                        | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Smoking Home, Pantry, Quartz Counters |                   |        |

**Inclusions:** Air Conditioner

Stylish 2 Bed | 2 Bath Condo in Walden | Oversized 23-Foot Balcony | Titled Underground Parking. PRICED TO SELL!! Welcome to low-maintenance living in the vibrant SE community of Walden! Built in 2019, this well-appointed 2-bedroom, 2 full bathroom condo offers modern finishes, thoughtful design, and incredible value for buyers seeking convenience, comfort, and style. Inside, you'll find bright finishes, quartz countertops, an oversized island, and air conditioning—all contributing to a welcoming and functional space. The open-concept layout is ideal for entertaining or everyday living, and added perks like in-unit laundry and a separate storage unit make life that much easier. Step outside to one of the unit's most impressive features: a massive 23-foot balcony, not included in the RMS measurements. Complete with a natural gas line for BBQs, it's the perfect outdoor extension of your living space—ideal for summer evenings, entertaining, or simply relaxing. Additional features include: Titled underground parking stall Professionally cleaned unit, including professionally freshly cleaned carpets (receipts available) Low condo fees of just \$277.25/month, including heat, water, and gas Modern, move-in ready condition in a newer building. Home is also equipt with smart lighting switches that can be controlled through WiFi. Living in Walden means being steps away from shopping, gyms, dining, and scenic walking paths. Plus, you're just minutes from the brand-new off-leash dog park in Wolf Willow, and have easy access to Macleod Trail and Stoney Trail for commuting anywhere in the city. Whether you're a first-time buyer, downsizer, or investor, this well-maintained and feature-rich condo is a rare find in one of Calgary's most vibrant and growing communities. Don't miss your chance to own this stunning unit with

an oversized outdoor space &ndash; book your private viewing today! \*\*OPEN HOUSE CANCELED FOR JUNE 21st and  
RESCHEDULED FOR JUNE 22nd BETWEEN 12 and 2 PM \*\*