

\$260,000 - 308, 20 Walgrove Walk Se, Calgary

MLS® #A2233523

\$260,000

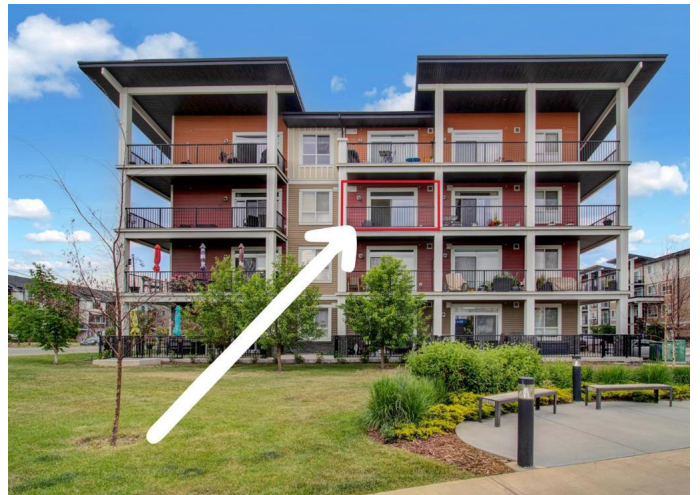
1 Bedroom, 1.00 Bathroom, 501 sqft

Residential on 0.00 Acres

Walden, Calgary, Alberta

This modern and well-maintained condo offers an exceptional INVESTMENT OPPORTUNITY WITH A TENANT ALREADY IN PLACE, paying \$1,600 per month, and a lease in effect until June 30, 2026. Located in the desirable community of Walden, this unit provides steady rental income and long-term potential. The open-concept layout is easily rentable with its bright and inviting southwest-facing orientation that fills the space with natural light. The stylish white kitchen is equipped with stainless steel appliances and quartz countertops, offering a sleek, modern feel. The dining area transitions seamlessly into the cozy living room, which opens to a private patio overlooking the greenspace below. In-suite laundry and a full bathroom round out the floorplan. The bedroom easily accommodates a king-size bed. Your tenant will love that the titled surface parking (#133) is conveniently located very close to the front entrance of the building, and that there is a separate storage locker (#308) in the parkade below. Ideally situated just a short 2-minute walk from Township Plaza, your tenant will love quick access to grocery stores, coffee shops, banks, parks, walking paths, ponds, and a variety of restaurants. Walden is known for its thriving community, with close proximity to schools, public transit, the South Health Campus, and major roadways like McLeod Trail, Stoney Ring Road/22x, and Deerfoot Trail.

This property offers a great return on



investment with a reliable tenant already in placeâ€”donâ€™t miss this fantastic opportunity to grow your real estate portfolio!

Built in 2018

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2233523 |
| Price | \$260,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 501 |
| Acres | 0.00 |
| Year Built | 2018 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 308, 20 Walgrove Walk Se |
| Subdivision | Walden |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 4L2 |

Amenities

| | |
|----------------|-------------------------------------|
| Amenities | Elevator(s), Visitor Parking, Trash |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|---------------------------------|
| Interior Features | Open Floorplan, Quartz Counters |
| Appliances | See Remarks |
| Heating | Baseboard |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Balcony |
| Construction | Stone, Vinyl Siding, Wood Frame |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 22nd, 2025 |
| Days on Market | 20 |
| Zoning | M-X2 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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