

# \$273,000 - 308, 20 Walgrove Walk Se, Calgary

MLS® #A2233523

**\$273,000**

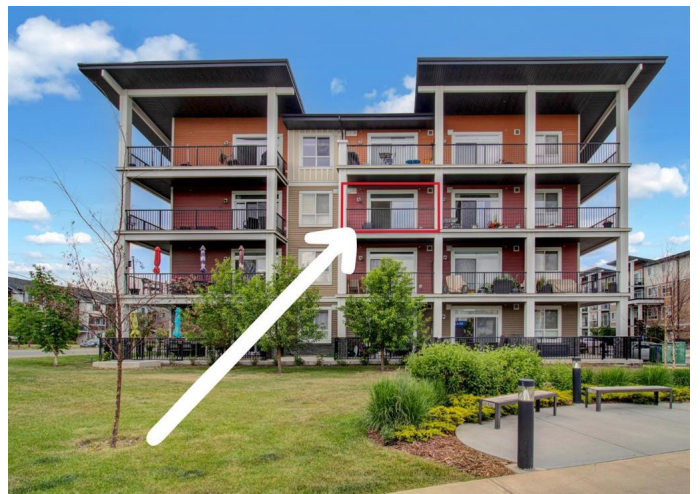
1 Bedroom, 1.00 Bathroom, 501 sqft

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	\$273,000
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), Trash, Visitor Parking
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	4
Zoning	M-X2

**Listing Details**

Listing Office	RE/MAX Complete Realty
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