

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

MLS® #A2233523

\$260,000

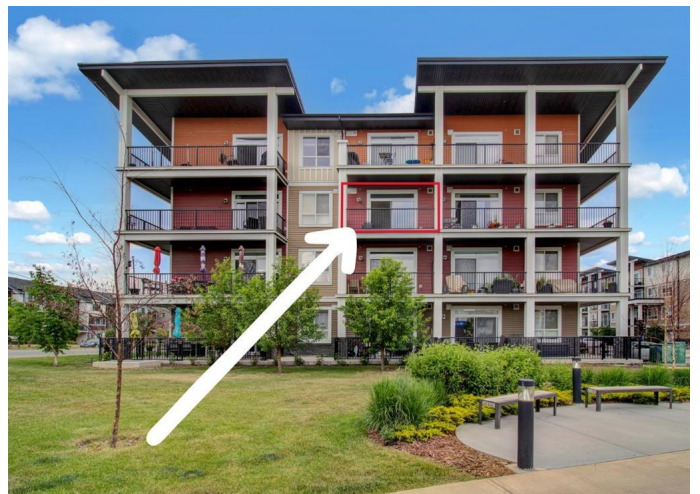
1 Bedroom, 1.00 Bathroom, 501 sqft

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 place”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	19
Zoning	M-X2

Listing Details

Listing Office	RE/MAX Complete Realty
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