



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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308, 20 Walgrove Walk SE
Calgary, Alberta

MLS # A2233523



\$260,000

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	501 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 232
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

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—don't miss this fantastic opportunity to grow your real estate portfolio!