



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**4202, 100 Walgrove Court SE
Calgary, Alberta**

MLS # A2226631



\$370,000

Division:	Walden		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	958 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 195
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d85
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Dishwasher-Built in, Refrigerator, Microwave Hoodfan, Electric Stove, Washer, Dryer, All Window Coverings

Introducing a gorgeous 2-bedroom townhome nestled in Walden, one of southeast Calgary's most sought-after, nature-focused, and amenity-rich communities. This move-in-ready home has been professionally refreshed with fresh paint throughout, steam-cleaned carpets, and a comprehensive professional cleaning for a pristine living experience. Step inside the main floor to discover a spacious, open-concept living, dining, and kitchen area highlighted by elegant granite countertops and sleek stainless steel appliances. A convenient 2-piece bath completes the main level, perfect for guests. Upstairs, you'll find 2 bright bedrooms, a full bathroom, and a well-placed laundry room, complemented by ample closets that provide generous storage options. The full, unfinished basement features windows and a rough-in for a future bathroom, offering tremendous potential to customize and expand your living space. With a low monthly condo fee and an included titled parking stall, this unit delivers exceptional value. Ideally located, the complex offers quick access to local schools, parks, playgrounds, transit stops, grocery stores, restaurants, and a wealth of nearby amenities. Commuting or exploring Calgary is a breeze, with just a 12-minute drive to South Health Campus Hospital and easy access to Macleod Trail, Stoney Trail, and Deerfoot Trail. Set within Walden's expansive 620-acre community, residents enjoy tranquil walking trails, preserved wetlands, a crystal-clear pond, lush tree-lined green spaces, and playgrounds designed for all ages. Don't miss your chance to own this stylish and convenient townhome—schedule your private showing today, as this gem won't last long!