



GRASSROOTS
REALTY GROUP

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

1107, 100 Walgrove Court SE
Calgary, Alberta

MLS # A2233988



\$390,000

Division:	Walden		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	940 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 186
Basement:	Full, Unfinished	LLD:	-
Exterior:	Metal Siding , Vinyl Siding	Zoning:	M-1 d85
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: None

Welcome to the Winston Walden development by Homes by Avi—a thoughtfully crafted community known for its blend of modern style and everyday functionality. This immaculate 2-bedroom, 2.5-bathroom townhome, known as the Hunter Model, offers 940 sq. ft. of beautifully designed living space in one of Calgary’s most desirable neighborhoods. Step inside and you’re greeted by a spacious foyer with a walk-in closet, perfect for storing coats, shoes, and daily essentials. The open-concept main floor is flooded with natural light and showcases luxury vinyl plank flooring throughout. At the heart of the home is the upgraded kitchen, featuring modern shaker-style cabinetry, a large island with quartz countertops, premium stainless steel appliances, and a subway tile backsplash—a perfect setup for both cooking and entertaining. A convenient half-bathroom completes the main floor. Upstairs, you’ll find your own private retreat. The primary bedroom features a walk-in closet and its own ensuite bathroom. A second bedroom, full bathroom, linen closet, and broom closet offer comfort and convenience for family or guests. The undeveloped basement is full of potential, with space for a third bedroom, rec room, home office, gym, or entertainment area. It includes a laundry area with front-loading washer and dryer, added storage space, and a 3-piece bathroom rough-in. Enjoy summer evenings in your fenced-in courtyard with concrete patio, and stay cool with the central A/C unit included. One titled parking stall is conveniently located near the unit, with plenty of visitor parking available for guests. Located just minutes from Fish Creek Park, schools, playgrounds, bike paths, dog parks, soccer fields, and a skate park—this home offers something for everyone. You’re also within walking distance to Township at Legacy, a vibrant hub

for shopping, dining, and entertainment. Commuting is a breeze with easy access to public transit, Stoney Trail, and Highway 2. This stylish, move-in ready townhome offers modern living in an unbeatable location. Contact Bryan today to schedule a private showing—this one won't last long!