



**GRASSROOTS**  
REALTY GROUP

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

**75 Walgrove Common SE**  
**Calgary, Alberta**

**MLS # A2240311**



**\$379,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,205 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 195
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** 4 Kitchen bar stools, cermaic/clay planter on deck

Wow. Wow. Wow! This is an extremely well maintained townhouse condo in a quite location in a coveted complex in Walgrove common. This complex is renowned for great management and LOW CONDO FEES and is extremely well maintained. This fabulous 1205 sq ft unit features an upgraded entrance with marble tile, large walk-in closet with storage on the entrance level, 2 pc bath and a fantastic oversized single attached garage with an abundance of extra storage for seasonals and more. On the upper level is a fantastic open layout that boasts an upgraded kitchen with quartz counter tops, stainless steel appliances, including a gas stove, spacious dining area and large living room with an expansive rear deck perfect for relaxing, dining and evening barbeques! The upper level features 2 good sized bedrooms, the primary featuring a 3 pc ensuite with large walk-in shower and the second bedroom serviced by its own 4 pc bath. There is also an in-unit laundry on the upper level, making laundry a breeze. Its location within the complex is superb, with visitor parking only steps away. An extended driveway also gives you your own second parking stall, in addition to the large stall in your single attached garage! This wonderful townhome is awash in sun, boasting large windows front and back, features elegant vinyl plank flooring, 9 foot ceilings, is VERY PET FRIENDLY, and is clean, clean clean! Ready for occupancy at a time convenient for you and super-budget friendly, this amazing well maintained home is a must see. Don't miss viewing today.