



**GRASSROOTS**  
REALTY GROUP

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**170 Walgrove Terrace SE**  
**Calgary, Alberta**

**MLS # A2241530**



**\$689,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,086 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

This is a Civil Enforcement sale under Part 7 of the Civil Enforcement Act in Alberta. Information about the property has been obtained through previous MLS listing and civic records. This information although thought to be correct are not guaranteed to be so. The listing agent has not been able to gain entry to the property and as a result no interior photos are available. The previous listing describes the property as a builders show home with a fully developed lower level. The home is located in a newer Calgary family community with schools, shopping and parks nearby.