



GRASSROOTS
REALTY GROUP

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

**3110, 100 Walgrove Court SE
Calgary, Alberta**

MLS # A2245474



\$509,900

Division:	Walden		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,177 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Garage Faces Front, Heated Garage, Insulated, Ov		
Lot Size:	0.22 Acre		
Lot Feat:	Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 244
Basement:	None	LLD:	-
Exterior:	Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	M-1 d85
Foundation:	Poured Concrete	Utilities:	Natural Gas Connected, Water Connected
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	TV wall mount, Closet organizers in Master walk in closet, storage cabinets in laundry room (2)		

Modern Living in the Heart of Walden! This stylish Avi-built, 3-bedroom, 2-bath townhome offers over 1,176 sq ft of thoughtfully designed space—all on one level, a unique feature that highlights the smart and efficient layout—and more than \$34,000 in upgrades. Newly built in 2020, you'll enjoy contemporary finishes throughout, including vaulted ceilings, vinyl plank flooring, stainless steel appliances, and a gas stove in the sleek, open-concept kitchen. The bright and functional layout is perfect for both relaxing and entertaining. The primary suite is a true retreat, featuring a luxurious ensuite with dual sinks, sleek matte black hardware, and a custom walk-in closet complete with high-end organizers—designed for both comfort and style. Soak up the sunshine on the expansive 170 sq ft deck, complete with low-maintenance Duradek finishing and a built-in gas line ready for your favorite BBQ. Set in a friendly, multi-generational community, this home is just steps from parks, scenic pathways, schools, and local shopping—and just a short walk to the ridge. With quick access to Stoney Trail, you can be out of the city and on your way in minutes. The huge attached 22.5' x 20' heated garage with epoxy flooring, finished ceiling, and painted walls, adds a polished touch to this already impressive home in one of Calgary's most walkable and well-connected communities. Contact your favorite realtor today to schedule your viewing!