

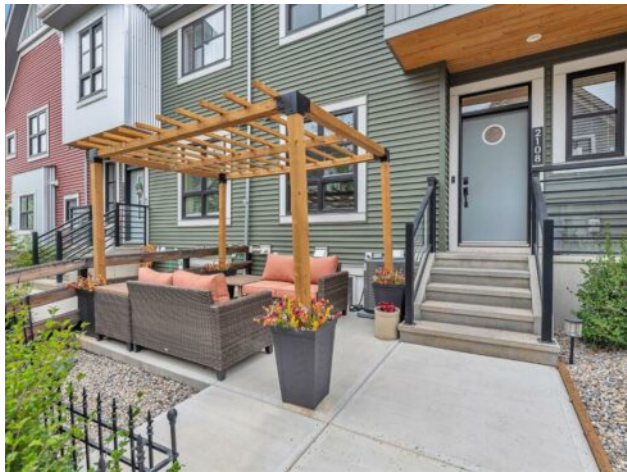


**GRASSROOTS**  
REALTY GROUP

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**2108, 100 Walgrove Court SE  
Calgary, Alberta**

**MLS # A2261421**



**\$375,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	967 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Gazebo		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 196
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d85
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Gazebo, TV wall bracket

Welcome Home to this beautifully maintained HOMES BY AVI townhome offering nearly 1000 sq ft of stylish living space with 2 bedrooms and 2.5 bathrooms in one of Calgary's most desirable communities. The open-concept main floor is bright and inviting, featuring LUXURY VINYL PLANK flooring throughout. The chef-inspired kitchen showcases shaker cabinetry, QUARTZ COUNTERTOPS, an oversized island, stainless steel appliances, and a subway tile backsplash, flowing seamlessly into the living and dining areas. A convenient half bath completes this level. Upstairs you'll find two spacious bedrooms, each with its own bathroom. The primary suite includes a WALK IN CLOSET and PRIVATE ENSUITE, while the second bedroom is served by another full bath. Smart storage with both a linen and broom closet adds to the functionality. The undeveloped basement provides future potential with rough-in bathroom plumbing, front load laundry, and plenty of storage. Enjoy outdoor living in your fenced courtyard with concrete patio, and GAZEBO, perfect for summer BBQs. STAY COOL all summer long with CENTRAL AC. A titled parking stall is included, with visitor parking nearby. Outstanding location—steps to Fish Creek Park, schools, playgrounds, dog parks, and sports fields, plus quick access to shopping and dining at Township at Legacy. Easy commuting with nearby public transit, Stoney Trail, and Deerfoot Trail. This is modern, low-maintenance living at its best!