



GRASSROOTS
REALTY GROUP

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90 Walgrove Common SE
Calgary, Alberta

MLS # A2265007



\$450,000

Division:	Walden		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,301 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Enclosed, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Gazebo, Greenbelt, Landscaped, Level, Low Maintenance Landscaping		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters

Water: -

Sewer: -

Condo Fee: \$ 231

LLD: -

Zoning: M-1 d100

Utilities: -

Inclusions: N/A

Are you looking for bright, air-conditioned open concept living? What about with a convenient location near Township Shopping Center with easy access to Macleod Trail and Stoney Trail. The original owner of this home, it has been lovingly maintained and is pet/smoke free. Set along the courtyard, this townhome has a tandem double attached garage. On the main floor, the open concept layout is elevated by 9" ceilings, durable LVP flooring and modern finishings. The two-tone kitchen offers a large island, and is finished with grey quartz counters and upgraded stainless steel appliances including a gas range. South sunshine floods into the dining area - which is separate from the kitchen and overlooks the courtyard. The living room has a media nook and leads out to your balcony. Perfect for grilling, chilling and making the most of summer nights. This level is complete with a private powder room just before heading upstairs. On the top level, the airy owners retreat features natural light and a modern 3 piece ensuite. This level also offers 2 additional bedrooms, another 4 piece bathroom and convenient laundry. This is a great starter home, or for downsizing folks who are done taking care of the yard and want a lock and go lifestyle. Contact your trusted agent to book a showing before She Goes!