



**GRASSROOTS**  
REALTY GROUP

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**3206, 100 Walgrove Court SE  
Calgary, Alberta**

**MLS # A2267913**



**\$489,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Front Drive, Insulated		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 245
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Silent Floor Joists, Wood Frame	<b>Zoning:</b>	M-1 d85
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

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 loads of upgrades including Air Conditioning. Newly built in 2021, you'll enjoy contemporary finishes throughout, including vaulted ceilings, vinyl plank flooring, stainless steel appliances, and a smooth-top range (there is a gas line also!) 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 and walk-in closets. Soak up the sunshine on the expansive west facing 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 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 large attached 22.5' x 20' finished and heated garage with slat wall to keep it all organized 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!