



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2267913**



**\$489,900**

**Division:** Walden

**Type:** Residential/Triplex

**Style:** Townhouse-Stacked

**Size:** 1,176 sq.ft. **Age:** 2021 (5 yrs old)

**Beds:** 3 **Baths:** 2

**Garage:** Double Garage Attached, Front Drive, Insulated

**Lot Size:** -

**Lot Feat:** Other

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 245

**LLD:** -

**Zoning:** M-1 d85

**Utilities:** -

**Heating:** High Efficiency, Natural Gas

**Floors:** Carpet, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Cement Fiber Board, Silent Floor Joists, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** 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!