



GRASSROOTS
REALTY GROUP

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

**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		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 245
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Silent Floor Joists, Wood Frame	Zoning:	M-1 d85
Foundation:	Poured Concrete	Utilities:	-
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!