



GRASSROOTS
REALTY GROUP

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

4206, 100 Walgrove Court SE
Calgary, Alberta

MLS # A2268613



\$415,000

Division:	Walden		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	867 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 233
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d85
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV mounts, curtains and curtain rods

Experience modern comfort and everyday convenience in this beautifully maintained 3-bedroom, 3.5-bathroom townhome located in the highly desirable community of Walden! Perfectly combining style, function, and location, this move-in ready home is ideal for first-time buyers, families, or investors alike. Step inside to an inviting open-concept layout enhanced by luxury vinyl plank flooring and abundant natural light. The spacious living and dining areas flow seamlessly, creating a warm, welcoming space for both relaxing and entertaining. The modern kitchen stands out with sleek quartz countertops, stainless steel appliances, a gas range, ample cabinetry, and a large island perfect for gathering with family and friends. Upstairs, you'll find two generous bedrooms, including a primary suite with a walk-in closet and a stylish ensuite. The second bedroom also enjoys its own full bath, making it ideal for guests or family members. The fully developed basement adds valuable living space with a third bedroom, another full bathroom, and a convenient laundry and utility area, perfect for a home office, gym, or private retreat. Enjoy your south-facing front patio, perfectly positioned for all-day sun and ideal for morning coffee or evening BBQs. The heated single attached garage offers secure parking and extra storage, making winter months a breeze. Quietly located within the complex yet steps from Township Shopping Centre, scenic pathways, parks, and quick access to Stoney Trail, Deerfoot Trail, and Macleod Trail, this home truly offers the best of Walden living. With low condo fees and a well-managed complex, this property delivers outstanding value and lifestyle appeal. This is more than a townhome; it's a place you'll love coming home to. Book your private showing today and experience all that The Winston at Walden has to offer!

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