



GRASSROOTS
REALTY GROUP

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

93 Walgrove Common SE
Calgary, Alberta

MLS # A2282917



\$399,900

Division:	Walden		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,135 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 195
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: NONE

Welcome to this charming, meticulously maintained Walden townhome! Offering 2 bedrooms, 2.5 bathrooms, and single garage with driveway. Step inside to 9-foot knockdown ceilings that create a bright, spacious main floor. The open-concept layout seamlessly connects the living, dining, and kitchen areas, with large windows bathing the space in natural light and showcasing high-quality finishes. The chef-inspired kitchen boasts quartz countertops, stainless steel appliances, ample cabinetry, and a breakfast bar—perfect for casual dining or entertaining. Upstairs, you’ll find generously sized bedrooms, including a primary suite with a large closet and ensuite featuring modern fixtures and dual vanities. Located in the vibrant community of Walden, close to picturesque surroundings and essential amenities, this move-in-ready townhome combines modern style with functional comfort. Don’t miss your chance to experience the best of Walden living—schedule your viewing today!