



**4003, 100 Walgrove Court SE  
Calgary, Alberta**

**MLS # A2285247**



**\$385,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	870 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 233
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Metal Siding , Vinyl Siding	<b>Zoning:</b>	M-1 d85
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Walk-In Closet(s)		

**Inclusions:** None.

Welcome to this bright and beautifully positioned corner unit offering exceptional natural light, functional design, and unbeatable convenience and LOW Condo Fee. Featuring a private front patio and attached garage, this home combines comfort with everyday practicality. The carpet upstairs and paint is also brand new! There is extra parking aside from the garage located on the SE side of the unit in the alley along with numerous visitor parking spaces for comfortably hosting family gatherings and nights out! The efficient corner layout maximizes living space while large windows flood the home with sunlight throughout the day. The main level offers a smart, open-concept flow perfect for both relaxing and entertaining. Upstairs you’ll find two generously sized bedrooms, ideal for families, roommates, or a home office setup. The partially finished basement provides added flexibility, whether you envision a third bedroom, entertainment area, gym, or additional living space, the potential is there. Location truly sets this property apart. Situated right beside a bus stop for effortless commuting and just steps from a massive shopping plaza with restaurants, grocery stores, and every daily necessity imaginable. Families will appreciate being in close proximity to All Saints High School, Midsun High School, and Bishop O’Byrne High School. A rare combination of sunlight, smart layout, garage convenience, and walkable amenities, this is low-maintenance living in a highly accessible location.