



GRASSROOTS
REALTY GROUP

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

76 Walgrove Common SE
Calgary, Alberta

MLS # A2287175



\$420,000

Division:	Walden		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,310 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Covered, Double Garage Attached, Guest, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 231
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions:	NA
--------------------	----

Welcome home to 76 Walgrove Common SE this home is sure to impress. As a coveted corner unit, this home is flooded with natural light, highlighting a beautiful open-concept main floor that feels spacious and inviting. The kitchen is a highlight, featuring sleek stainless steel appliances and a layout that's perfect for both daily life and hosting friends. Step outside onto the large balcony—complete with a privacy wall—for a great outdoor retreat, and enjoy the ultimate summer comfort of built-in central AC throughout the home. The upper level is designed for convenience, offering three comfortable bedrooms and the convenience of a top-floor laundry room. The primary suite offers its own 3-piece ensuite. Downstairs, the double tandem garage provides plenty of room for two vehicles or extra space for your hobbies and storage. Perfectly situated just minutes from Walden's best shopping, dining, and major commuter routes, this home offers a fantastic lifestyle with all the right upgrades in place.