



**3401, 100 Walgrove Court SE  
Calgary, Alberta**

**MLS # A2290428**



**\$499,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,118 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Garden, Low Maintenance Landscape, See Remarks, Treed		

<b>Heating:</b>	High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Humidity Control	<b>Water:</b>	Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 287
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d85
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Electric Fireplace TV Stand in basement		

Rare Opportunity: The Largest Floor Plan in the Complex &ndash; Fully Finished Basement &ndash; Original Owners Welcome to Unit 3401 at 100 Walgrove Court SE, a pristine townhouse that feels more like a detached home. Purchased brand new in 2021 and appearing on the market for the first time, this residence offers a massive 1,616 sq. ft. of total living space (1,118 sq. ft. above ground + 498 sq. ft. basement)&mdash;providing a level of size and versatility that is truly rare for this complex. The Main Level: Bright, Wide & Modern As soon as you walk in, you&rsquo;ll notice the "wide" feel of this floor plan. Large windows flood the living room and kitchen with natural light, offering expansive, sunny views. The interior is finished with premium vinyl plank flooring and high-end Quartz countertops. The chef-inspired kitchen features upgraded stainless steel appliances, including a large 3-door fridge with water/ice dispenser. This level is completed by a convenient half-bath, perfect for guests and daily convenience. Upper Level: Your Private Retreat The upper floor transitions to upgraded plush carpeting and features a spacious primary suite with a dedicated walk-in closet and a "spa-style" ensuite featuring double sinks and a walk-in shower. A second full bathroom serves the upper level, alongside a laundry area equipped with a side-by-side washer and dryer. For maximum comfort, the home features Duet blinds (with blackout versions in the primary suite) and a builder-upgraded air ventilation system. The Rare Finished Basement Unlike many units in the development, 3401 features a professionally completed basement from the builder. Currently configured as a massive family room/office with another full bathroom (bringing the home total to 3.5 baths), this space was designed for flexibility. It could easily be converted into a 3rd bedroom while still

leaving plenty of room for storage in the utility area. Outdoor Living & Extras The Yard: Enjoy a large outdoor patio and a beautifully landscaped yard space with perennial plantings. Climate Control: Stay cool all summer with Central Air Conditioning (a paid builder upgrade). Parking: Single attached garage with remote opener. Lifestyle: Snow removal and landscaping are included in the condo fees. Pet Friendly: Bring your furry friends (up to 2 cats or dogs with board approval). The Walden Location Located in the heart of Walden, you are walking distance to the Gates of Walden shopping hub, local schools, and the extensive pathway system that links to Fish Creek Park. This is the largest, most upgraded unit in the complex with a rare 3.5-bath layout. Book your showing today!