



**108 Walgrove Cove SE  
Calgary, Alberta**

**MLS # A2291441**



**\$509,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,703 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated, Side By Side		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This beautifully upgraded 3-storey townhome in Walden offers 4 BEDROOMS, 2.5 bathrooms, and a FINISHED LOWER LEVEL ideal for a home office, gym, or 4th bedroom, totaling over 1,700 sq.ft. of fully developed space. The main floor features 9' ceilings, wide hard wood flooring, a modern kitchen, EXTENDED ISLAND QUARTZ COUNTERTOP, stainless steel fridge and stove, and a dining area opening to a GARDEN-VIEW BALCONY with gas BBQ hookup. Additional upgrades include a chimney hood fan, pot lighting, double-door fridge, and upgraded stair railing. Upstairs, the primary suite is a private retreat with a walk-through closet and 4-piece ensuite with dual sinks and oversized shower. Two additional bedrooms share a full bathroom, with conveniently located laundry. Enjoy CENTRAL AIR CONDITIONING, double attached side-by-side garage, under-stair storage, and low condo fees. Walking distance to parks, pathways, Township Shopping Centre, schools, and transit, this move-in-ready home combines modern style, functionality, and an unbeatable location, perfect for first-time buyers, growing families, or downsizers. Don't miss this upgraded gem in Walden!