

# \$489,900 - 2302, 100 Walgrove Court Se, Calgary

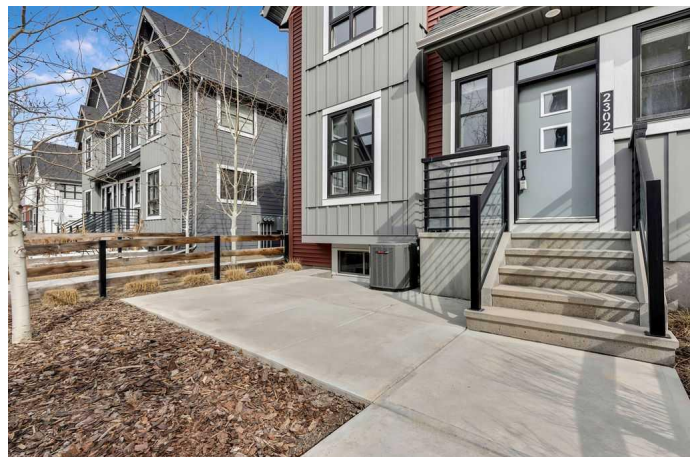
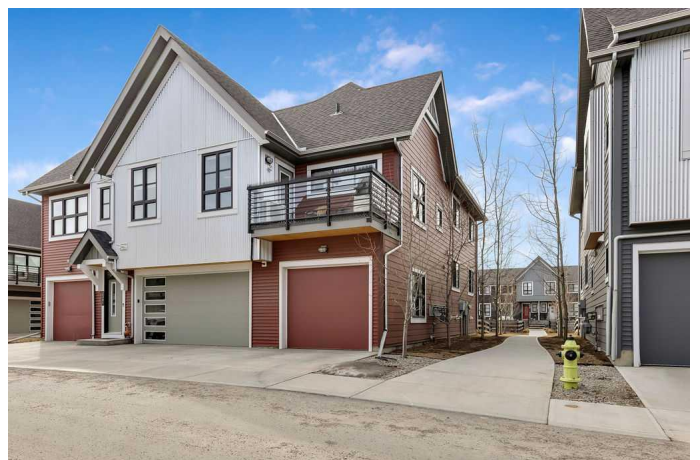
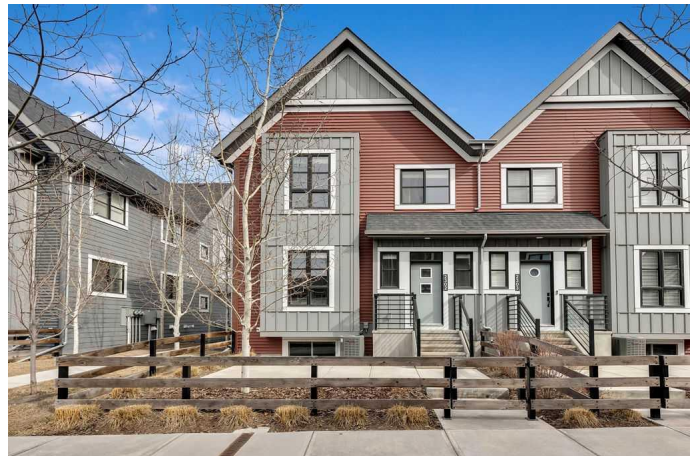
MLS® #A2207213

**\$489,900**

3 Bedroom, 4.00 Bathroom, 1,114 sqft  
Residential on 0.00 Acres

Walden, Calgary, Alberta

Bright & upgraded end-unit townhome in the highly sought-after community of Walden! Boasting over 1,600 sq. ft. of beautifully designed living space, this modern home is bathed in natural sunlight, featuring a sunny southwest patio that's perfect for BBQs, entertaining, or simply unwinding. Inside you will discover a light, neutral, and earthy color palette complemented by sleek black hardware for a modern vibe. The open-concept main level offers a bright and inviting living space with a spacious kitchen featuring a central island and fully equipped with upgraded stainless steel appliances, quartz countertops, and tons of pantry/cabinet space. Upstairs, the primary suite is a true retreat, featuring soaring ceilings, plush carpet, an oversized walk-in closet, and a luxurious ensuite with a glass-enclosed shower & dual vanities. An additional bedroom and a stylish full bathroom complete the upper level. But that's not all - this home features a fully developed basement, offering a large bedroom with walk in closet and another full bathroom. Extra storage space in the furnace room ensures you'll never run out of room for your belongings. The heated attached garage with driveway ensures ease of parking, while the home's location within a safe and well-maintained complex offers added peace of mind. Enjoy the comfort of A/C, as well as easy access to green spaces and walking paths right outside your door. With low condo fees, tons of upgrades, and an unbeatable



location close to shopping, dining, and major roadways, this home is move-in ready and waiting for you! Don't miss out on this incredible opportunity"schedule your viewing today!

Built in 2021

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2207213      |
| Price          | \$489,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,114         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 2302, 100 Walgrove Court Se |
| Subdivision | Walden                      |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2X4N1                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings,

|              |                                                                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating      | Forced Air                                                                                                                                                |
| Cooling      | Central Air, Full                                                                                                                                         |
| Has Basement | Yes                                                                                                                                                       |
| Basement     | Finished, Full                                                                                                                                            |

### **Exterior**

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Lighting, Other                                          |
| Lot Description   | Corner Lot, Landscaped, Low Maintenance Landscape, Treed |
| Roof              | Asphalt Shingle                                          |
| Construction      | Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete                                          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 1                |
| Zoning         | M-1              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.