

**16 Walgrove Common SE**  
**Calgary, Alberta**

**MLS # A2183502**



**\$489,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,294 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 231
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		
<b>Inclusions:</b>	N/A		

Welcome to this immaculate corner townhouse in the highly sought-after Walden community of South Calgary. Boasting over 1,200 square feet of bright, open living space, this exceptional home perfectly blends style, functionality, and incredible value—ideal for today’s modern lifestyle. As you enter, you’re greeted by a charming foyer, leading to the main floor where you’ll find a spacious, open-concept layout with 9-foot ceilings, sleek luxury vinyl plank (LVP) flooring, and large windows that flood the living and dining areas with natural light. The north-facing dining window offers unobstructed views, while the expansive living area is perfect for both relaxation and entertaining. The gourmet kitchen is a true highlight, featuring elegant quartz countertops and premium Samsung stainless steel appliances, creating a stylish and highly functional space. A large island provides plenty of prep space and serves as a casual dining spot. Upstairs, the primary suite is a serene retreat, complete with a luxurious 3-piece en-suite bathroom. Enjoy the walk-in glass shower and stunning white Calcutta ceramic tile accents, creating a spa-like experience. Two additional well-sized bedrooms provide versatility, whether for a small family, guests, or a home office. These rooms are conveniently located across from a full bathroom, featuring modern finishes. For added convenience, the upstairs laundry room comes complete with a Samsung washer and dryer. The oversized tandem garage is insulated and drywalled, offering ample space for parking or the potential to convert part of it into a gym or office, thanks to the bright north-facing window. Built in 2021 by Excel Homes, this townhouse feels brand new and offers incredibly low condo fees, providing exceptional value in today’s market. The well-managed, beautifully landscaped complex adds to the overall appeal of this home.

Ideally located with easy access to parks, shopping, walking paths, and more, 16 Walgrove Common SE is the perfect place to call home. Don't miss out on this incredible opportunity—schedule your viewing today and experience this stunning townhouse for yourself!