

**2110, 100 Walgrove Court SE  
Calgary, Alberta**

**MLS # A2201292**



**\$454,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	962 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Driveway, Garage Faces Side, Insulated, Parking Pad, Paved, S		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Front Yard, Low Maintenance Landscape, Street Ligh		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 226
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** TV Mount(s)

Welcome to this beautifully upgraded, south-facing townhome located in the highly sought-after community of Walden. With 2 spacious bedrooms, 2.5 bathrooms and over 1,400 sq. ft. of thoughtfully designed living space, this modern townhome offers both style and functionality. Upon entering, you'll immediately notice the luxury vinyl plank flooring that spans the main level, leading to a large walk-in closet off the main foyer—perfect for additional storage or an organized entryway. The open concept layout flows seamlessly into the heart of the home: the upgraded kitchen, featuring stunning quartz countertops, sleek stainless steel appliances and a range hood that adds both elegance and practicality. A spacious central island and pantry offers even more storage for all your kitchen essentials. The main floor also boasts a convenient half-bathroom for your guests. The fully finished basement is a versatile space, complete with laundry facilities and ample room for additional storage or recreation. Upstairs, you'll find two generous-sized bedrooms, including a well-appointed primary suite with a walk-in closet and an ensuite bathroom featuring a stand-up shower. The second full bathroom on this level provides comfort and privacy for both family and guests. This home also includes a single attached, insulated garage, ensuring your vehicle stays protected year-round. For added convenience, there's additional parking on the driveway, as well as a separate titled parking stall. Step outside to your private fenced-in patio and yard space, perfect for relaxing and entertaining. The south-facing unit allows for plenty of natural sunlight throughout the day, creating a bright and inviting atmosphere. Situated just minutes from Township Shopping Centre in Legacy, you'll have easy access to all the amenities you need, including grocery stores, dining,

and retail shops. Enjoy the nearby parks, playgrounds and walking paths that make this location ideal for active individuals and families. Don't miss your chance to make this beautifully upgraded townhome your own.