

1306, 100 Walgrove Court SE
Calgary, Alberta

MLS # A2207796



\$435,000

Division:	Walden		
Type:	Residential/Five Plus		
Style:	2 Storey, Attached-Side by Side		
Size:	960 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Heated Garage, Insulated, Off Street, Single		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 226
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Quartz Counters		

Inclusions: None

Stylish & Modern Townhome in Walden ‐ Move-In Ready! Welcome to the Winston Walden Development by Homes by Avi—a thoughtfully designed community offering modern townhomes that blend style and functionality. This immaculate, move-in ready 2-bedroom, 2.5 -bathroom townhome known as the Spencer Model, offers over 1,400 sq. ft. of stylish living space in one of the city's sought-after communities. Flooded with natural light, the bright and airy open-concept layout is both inviting and practical. As you enter, the spacious Foyer features a large walk-in closet, offering ample storage for coats, shoes, and everyday essentials. The main level showcases luxury vinyl plank (LVP) flooring throughout, adding durability and elegance. The upgraded Kitchen is both stylish and functional, featuring, Modern flat-panel cabinetry, oversized island with gorgeous white quartz countertops, premium stainless-steel appliances, a chimney hood fan and an elegant subway tile backsplash. Perfect for both cooking and entertaining, the kitchen seamlessly flows into the living and dining areas. A convenient half-bathroom completes the main floor. Upstairs is your private retreat. The spacious primary bedroom boasts a walk-in closet and a private ensuite. A second bedroom, additional full bathroom, linen closet, and a broom closet provide added convenience which completes the upper floor. The fully finished basement extends your living space with a large open-concept Rec Room, ideal for a home office, gym, or entertainment area. The mechanical room includes a Laundry area with a front-loading washer & dryer and additional storage space. Heated single-bay attached garage is perfect for year-round comfort. Private fenced-in courtyard with a concrete patio ‐ ideal for summer gatherings. Air conditioning unit included to stay cool during hot

summers. Ample visitor parking nearby for your guests. Families will love the proximity to Fish Creek park, schools, playgrounds, while outdoor enthusiasts can take advantage of the nearby bike paths, dog parks, soccer fields, and skate park. This home is walking distance to Township & Legacy's vibrant community hub with shopping, dining, and entertainment. Quick access to public transit, Stoney Trail, Highway #2. This stunning home offers modern living in an unbeatable location. Contact Bryan today for more details or to schedule a showing—this one won't last long!