

# \$435,000 - 1306, 100 Walgrove Court Se, Calgary

MLS® #A2207796

**\$435,000**

2 Bedroom, 3.00 Bathroom, 960 sqft  
Residential on 0.00 Acres

Walden, Calgary, Alberta

Stylish & Modern Townhome in Walden â€“ Move-In Ready! Welcome to the Winston Walden Development by Homes by Aviâ€™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!

Built in 2021

### Essential Information

MLS® #	A2207796
Price	\$435,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	960
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1306, 100 Walgrove Court Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4N1

### **Amenities**

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Driveway, Garage Door Opener, Heated Garage, Insulated, Off Street, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Aluminum Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	3
Zoning	M-1

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

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.