

# \$499,900 - 3402, 100 Walgrove Court Se, Calgary

MLS® #A2252615

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,163 sqft

Residential on 0.00 Acres

Walden, Calgary, Alberta

Welcome to Winston at Walden! Built in 2020, this 3 bedroom townhome shows like new! The main living area with vaulted ceilings and vinyl plank flooring is open concept with large west facing windows. The kitchen offers a large island with breakfast bar, stainless steel appliances and loads of storage. There are 2 nice sized bedrooms, a 4 pc bath and laundry room with additional storage and full sized machines on one side of the unit. For optimum privacy, the primary bedroom is located on the opposite side of the main level, complete with walk-in closet and 4 pc ensuite with dual sinks and large walk-in shower. Upgrades throughout include central air, Caesarstone Quartz Countertops, knockdown ceilings, upgraded carpet and matte black fixtures and hardware. Finished with Duradek and metal railings the balcony is perfect for entertaining with enough room for seating and a gas line for the BBQ. The double oversized attached garage is insulated and heated, complete with an additional storage room. Close to all amenities and walking distance to Township at Legacy offering restaurants, services and retail. Easy access to 2A Hwy and the Stoney Tr ring road. Enjoy being minutes to Fish Creek Park, golf and Spruce Meadows. Note: Visitor Parking is located at the NE entrance off Walgrove Dr directly in front of the community mailboxes.

Built in 2020



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2252615      |
| Price          | \$499,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,163         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 3402, 100 Walgrove Court Se |
| Subdivision | Walden                      |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | t2x4n1                      |

## Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking                                 |
| Parking Spaces | 2                                                                    |
| Parking        | Double Garage Attached, Garage Faces Front, Heated Garage, Insulated |
| # of Garages   | 2                                                                    |

## Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings             |
| Heating           | Forced Air, Natural Gas                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                    |
| Basement          | None                                                                                                                                                           |

**Exterior**

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                       |
| Lot Description   | Landscaped, Paved, Street Lighting                          |
| Roof              | Asphalt Shingle                                             |
| Construction      | Metal Siding, Vinyl Siding, Wood Frame, Silent Floor Joists |
| Foundation        | Poured Concrete                                             |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 17                |
| Zoning         | M-1 d85           |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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