



GRASSROOTS

REALTY GROUP

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**108 Walgrove Cove SE
Calgary, Alberta**

MLS # A2291441



\$499,000

Division:	Walden		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,703 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated, Side By Side		
Lot Size:	0.02 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

This beautifully upgraded 3-storey townhome in Walden offers 4 BEDROOMS, 2.5 bathrooms, and a FINISHED LOWER LEVEL ideal for a home office, gym, or 4th bedroom, totaling over 1,700 sq.ft. of fully developed space. The main floor features 9’ ceilings, wide hard wood flooring, a modern kitchen, EXTENDED ISLAND QUARTZ COUNTERTOP, stainless steel fridge and stove, and a dining area opening to a GARDEN-VIEW BALCONY with gas BBQ hookup. Additional upgrades include a chimney hood fan, pot lighting, double-door fridge, and upgraded stair railing. Upstairs, the primary suite is a private retreat with a walk-through closet and 4-piece ensuite with dual sinks and oversized shower. Two additional bedrooms share a full bathroom, with conveniently located laundry. Enjoy CENTRAL AIR CONDITIONING, double attached side-by-side garage, under-stair storage, and low condo fees. Walking distance to parks, pathways, Township Shopping Centre, schools, and transit, this move-in-ready home combines modern style, functionality, and an unbeatable location, perfect for first-time buyers, growing families, or downsizers. Don’t miss this upgraded gem in Walden!