



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**59 Walgrove Plaza SE
Calgary, Alberta**

MLS # A2305936



\$480,000

Division:	Walden		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,657 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated, Side By Side		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space		

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

Discover the inviting charm of this 4-bedroom, 2.5-bath 3-storey townhome offering over 1,650 sq. ft. of finished living space in Walden, backing onto peaceful green space. The main floor features 9-ft ceilings and a bright, open layout with large windows, modern finishes, and a stylish kitchen with stainless steel appliances, quartz counters, ample cabinetry, and a central island perfect for everyday living and entertaining. The dining area seamlessly connects to a private balcony overlooking the park—ideal for morning coffee or summer barbecues. Upstairs you’ll find three comfortable bedrooms, convenient upper-level laundry, and a spacious primary bedroom with a walk-in closet and a 4-piece ensuite. The fully developed lower level adds a fourth bedroom or flexible space—perfect for a home office, gym, or guest room. Outside, enjoy the added privacy and views of backing onto green space—an increasingly rare feature in townhome living. And don’t forget, you’ll be living in Walden, close to parks, pathways, schools, Township Shopping Centre, and with easy access to major routes. Enjoy nearby green spaces and a connected community lifestyle in one of Calgary’s most desirable neighbourhoods.