



**GRASSROOTS**  
REALTY GROUP

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**85 Walgrove Common SE**  
**Calgary, Alberta**

**MLS # A2309150**



**\$410,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,218 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 195
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** Shelving in Garage, Ring Doorbell Camera, Thermostat

Welcome to 85 Walgrove Common SE, a stylish and thoughtfully designed townhome in the sought-after community of Walden. Offering a modern layout with contemporary finishes and an abundance of natural light, this home is perfectly suited for first-time buyers, professionals, investors, or anyone seeking low-maintenance living in a vibrant southeast Calgary neighbourhood. The open-concept main floor creates an inviting atmosphere for both everyday living and entertaining, featuring a spacious living area that flows seamlessly into the dining space and well-appointed kitchen. The kitchen is designed with both function and style in mind, complete with sleek cabinetry, ample counter space, stainless steel appliances, and a large island ideal for meal preparation and casual dining. Upstairs, you will find generously sized bedrooms designed for comfort and privacy, including a spacious primary retreat with its own 3 piece ensuite bathroom and ample closet space. Additional bedroom and bathroom provide flexibility for guests, family members, or a home office setup. Large windows throughout the home fill the space with natural light, creating a bright and welcoming feel from top to bottom. The attached garage and additional storage options add convenience and practicality to daily living. This home also offers outdoor living space perfect for enjoying your morning coffee, summer barbecues, or relaxing after a long day. With low-maintenance exterior living and modern design throughout, this property offers an exceptional balance of comfort, style, and convenience. Living in Walden means becoming part of one of Calgary's most desirable southeast communities, known for its beautifully planned streetscapes, extensive walking paths, parks, and natural green spaces. Residents enjoy quick access to shopping, restaurants, fitness facilities,

schools, and major roadways including Macleod Trail and Stoney Trail, making commuting throughout the city simple and efficient. Walden combines the convenience of urban amenities with the charm of a connected community atmosphere, offering a lifestyle that feels both peaceful and vibrant. Don't miss out on this opportunity in Walden - book your private showing today! \*Entry level measurements added to main floor measurements as all is above grade\*