



**3401, 100 Walgrove Court SE  
Calgary, Alberta**

**MLS # A2322550**



**\$469,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,118 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Garage Door Opener, Insulated, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 287
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d85
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** Electric Fireplace TV Stand in basement

Welcome to Unit 3401 at 100 Walgrove Court SE. Experience the perfect blend of modern sophistication and industrial edge in this premium residence. Built by Homes by Avi, the "Winston" complex is celebrated for its daring exterior architecture and thoughtful design. As the largest and most highly upgraded unit in the development, this home offers a rare 1,616 sq. ft. of total living space and is now aggressively priced at \$469,900. The Winston Difference Meticulously maintained by the original owners since 2021, this home stands as the crown jewel of the complex. While typical units offer standard configurations, 3401 has been optimized for lifestyle: **Luxury Primary Retreat:** Instead of a cramped third bedroom, this unit features a massive, custom-feel walk-in closet paired with a spa-inspired ensuite with double sinks and a walk-in shower—the ultimate setup for couples. **Fully Finished Basement:** Professionally completed by the builder, this massive, versatile space includes a third full bathroom (3.5 baths total), perfect for a home office, theater, or secondary living area. **Sophisticated Interiors & Upgrades** The main level exudes an airy, "wide" feel, flooded with natural light and finished with premium vinyl plank flooring and quartz countertops throughout. The kitchen is a true chef's space, featuring upgraded stainless steel appliances and a 3-door fridge. **Premium Features Included:** **Year-Round Comfort:** Central Air Conditioning and a builder-upgraded air ventilation system. **Custom Finishes:** Premium Duet blinds (blackout in the primary). **Convenience:** Upper-level laundry with side-by-side machines and a single attached garage. **Outdoor Living:** A private, landscaped patio with perennials, perfect for relaxing. **The Walden Lifestyle** Located in the heart of the community, you are walking distance to the Gates of Walden shopping hub and a vast network of

pathways leading directly into Fish Creek Park. This pet-friendly complex (up to 2 pets with board approval) offers a truly turnkey lifestyle, with all snow removal and landscaping handled by the condo board. This is the most feature-rich, well-appointed unit in the complex. Don't miss this newly priced opportunity—book your showing today.