



**85 Walgrove Common SE
Calgary, Alberta**

MLS # A2326973



\$400,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 195
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	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 CORNER UNIT townhome in the sought-after community of Walden. Offering a modern layout, 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, with a spacious living room flowing seamlessly into the dining area and well-appointed kitchen. Designed with both style and functionality in mind, the kitchen features sleek cabinetry, ample counter space, stainless steel appliances, and a large island that is ideal for meal preparation, casual dining, and gathering with family and friends. Upstairs, you will find generously sized bedrooms designed for comfort and privacy, including a spacious primary retreat complete with a private 3-piece ensuite and ample closet space. An additional bedroom and full bathroom provide flexibility for guests, family members, or a dedicated home office. Large windows throughout the home fill each room with natural light, creating a bright and welcoming atmosphere from top to bottom. The attached garage and additional storage space add everyday convenience and practicality. Step outside to enjoy your private outdoor living space, perfect for morning coffee, summer barbecues, or simply unwinding at the end of the day. The low-maintenance exterior allows you to spend more time enjoying your home and less time on upkeep, while the modern design and thoughtful layout provide an ideal combination of comfort, style, and functionality. Living in Walden means enjoying one of Calgary's most desirable southeast communities, where beautiful streetscapes, scenic walking paths,

parks, and natural green spaces create an exceptional place to call home. You'll appreciate the convenience of nearby shopping, restaurants, fitness facilities, schools, and everyday amenities, along with quick access to Macleod Trail and Stoney Trail for an easy commute anywhere in the city. Whether you're exploring the neighbourhood's pathways, meeting friends for coffee, or simply enjoying the welcoming community atmosphere, Walden offers a lifestyle that perfectly balances urban convenience with natural surroundings. Don't miss your opportunity to make this beautiful home your own—book your private showing today! *Entry level measurements added to main floor measurements as all is above grade*