



GRASSROOTS
REALTY GROUP

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**3105, 100 Walgrove Court SE
Calgary, Alberta**

MLS # A2328650



\$435,500

Division:	Walden		
Type:	Residential/Other		
Style:	2 Storey		
Size:	872 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Heated Garage, See Remarks, Single Garage Attached, T		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape, See Remarks		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-1 d85
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Winston at Walden, where this immaculate AIR-CONDITIONED end-unit townhome proves that smart design matters more than square footage. Every inch of this home (1,100 square feet of developed space) is thoughtfully planned with no wasted space, abundant storage, and a fully finished basement that adds valuable living space for a family room, home office or hobbies. The bright main floor features durable luxury vinyl plank flooring and an upgraded kitchen with shaker-style cabinetry, quartz countertops, an oversized island with drawers, a large pantry, water filtration system, and stainless steel appliances, including a brand-new range and dishwasher. Upstairs, the spacious primary bedroom offers a walk-in closet and private ensuite with a large shower, while the second bedroom is complemented by another full bathroom. Additional linen and broom closets provide even more practical storage. The fully developed basement includes a custom built-in entertainment centre, laundry, and generous storage in the mechanical room—making this home live much larger than its footprint. Zebra blinds on all the home's windows provide privacy without sacrificing light and add a cohesive, modern look throughout. Enjoy your private, gated front patio with a gas BBQ line, perfect for relaxing or entertaining. A standout feature is the parking: a heated attached garage plus an additional titled parking stall just steps from your front door—a rare and valuable convenience for two-vehicle households. Your furry companions (up to 5 per unit, 2 dogs max) are welcome here (Board pre-approval required). Located in the heart of Walden, you'll enjoy scenic pathways, ponds, parks, playgrounds, and easy access to Fish Creek Provincial Park. Shopping, restaurants, and everyday amenities are just minutes away. Commuting is a

breeze with quick connections to Macleod Trail, Stoney Trail, Deerfoot Trail and South Health Campus. Stylish, move-in ready and exceptionally functional, this home combines low-maintenance living with upgrades, storage, low condo fee and the convenience of two parking spaces in one of south Calgary's most desirable communities.