



GRASSROOTS
REALTY GROUP

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1307, 100 Walgrove Court SE
Calgary, Alberta

MLS # A2333229



\$350,000

Division:	Walden		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	947 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 198
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d85
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

CANCELLED Open House Saturday, 1 August 2026, 1-4PM Move-in ready with low condo fees, this well-maintained two-storey home offers a smart open-concept layout, comfortable everyday living, and excellent rental potential—making it an exceptional opportunity for first-time buyers and investors alike. A spacious entry walk-in closet keeps everyday clutter organized from the moment you arrive. The naturally bright main floor offers a welcoming atmosphere for family gatherings, featuring large windows, a dedicated relaxing area, and a convenient two-piece bathroom. The kitchen boasts generous counter space, a pantry, and a central island ideal for casual meals or effortless hosting. Upstairs, the primary suite provides a quiet retreat complete with a private ensuite and an extensive walk-in closet. The versatile second bedroom easily functions as a dedicated home office, accompanied by a full secondary bathroom and two additional storage closets. Downstairs, the finished lower-level recreation room expands your living options into a flexible media space, kids' play area, or home gym, alongside a large utility room with ample extra storage capacity. Commuting is seamless with rapid access to Deerfoot Trail, Macleod Trail, and Stoney Trail, while placing you minutes from local shopping, nearby community parks, golf courses, and Fish Creek Provincial Park.