



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4301, 100 Walgrove Court SE
Calgary, Alberta

MLS # A2335153



\$419,900

Division:	Walden		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	980 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Few Trees, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	M-1 d85
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions:	N/A
-------------	-----

Come see this modern two-storey townhome by HomebyAvi in Winston at Walden. Designed with a very unique layout, it features an open-concept main level with vinyl flooring throughout, quartz countertops, upgraded cabinets, stainless steel appliances, knockdown-textured ceilings, and central air conditioning. Upstairs, you'll find a primary bedroom with ensuite and a generous closet, a second bedroom, and a full bathroom. The professionally finished basement (by the builder) adds a third bedroom and another full bath. An attached garage and low condo fees make this townhome an exceptional value. Ideally located within walking distance to shops, schools, transit, and more. This home won't disappoint! Connect with your REALTOR® to book your viewing now!