



GRASSROOTS
REALTY GROUP

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**3302, 100 Walgrove Court SE
Calgary, Alberta**

MLS # A2338720



\$499,900

Division:	Walden		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,230 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Single Garage Attached, Stall, Titled		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 299
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1 d85
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks		

Inclusions: None

Welcome to this wonderful and rare 3 BEDROOM townhouse with FULLY FINISHED BASEMENT in the popular community of Walden! Space, comfort, and functionality come together in this exceptional multi-level condo. From the generous outdoor living area to the abundant storage, attached garage and 2 ADDITIONAL TITLED PARKING STALLS, this home offers far more space than you might expect. Your tour begins through the private, fully fenced patio, providing an ideal outdoor retreat for summer BBQs, morning coffee, entertaining friends, or simply relaxing in the sunshine. Forget the limitations of a small balcony—this is outdoor space you can actually enjoy. Inside, the bright and welcoming main level features an open and inviting layout with a comfortable living room and well-appointed kitchen, creating an ideal setting for both everyday living and entertaining. Just inside the entrance, you'll find a surprisingly spacious walk-in closet, perfect for keeping coats, shoes, and everyday essentials organized. The kitchen offers another welcome surprise with a walk-in pantry, providing plenty of room for groceries and kitchen storage. Durable, low-maintenance vinyl plank flooring flows throughout the main living areas and continues onto the upper level. Upstairs, you'll find three spacious bedrooms and two full bathrooms, offering plenty of room for family, guests, or a dedicated home office. The primary bedroom features a private ensuite with an easy-access shower, while the main bathroom includes a tub—perfect for a relaxing soak at the end of the day. And the space doesn't stop there. The fully developed lower level offers potential for a 4th BEDROOM and adds even more versatility with a large family room, ideal for movie nights, a home office, recreation space, or a quiet retreat. The furnace/storage room provides an impressive amount

of additional storage, making it easy to keep the living areas clutter-free. For added convenience, this home also includes an attached garage with direct access, making bringing home groceries, unloading the car, and managing everyday errands remarkably easy. If space, storage, outdoor living, and convenience are on your wish list, this condo deserves a closer look. Located close to schools, parks, playgrounds, transit and plenty of shopping. Book your viewing today!