

1310, 100 Walgrove Court N  
Calgary, Alberta

MLS # A2198342



**\$494,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,172 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 233
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Pantry		

**Inclusions:** Electric wall mounted fireplace

Stylish Bungalow Townhouse in Walden &ndash; Prime Location & Modern Comforts! Welcome to this stunning 3-bedroom, 2-bathroom bungalow-style townhouse in the heart of Walden, Southeast Calgary! Offering a perfect blend of modern design and functional living, this home is ideal for those seeking comfort, convenience, and easy maintenance. Step inside to an open-concept living area featuring sleek stainless steel appliances, a large kitchen island, and custom blinds throughout. The primary suite boasts a spacious four-piece ensuite and walk in closet , with another 4pc bath and two additional generous-sized bedrooms provide flexibility for guests, a home office, or family living . Enjoy the added luxury of a wall-mounted fireplace, air conditioning, and an oversized laundry room with custom-built cabinetry. The double-attached heated , insulated and drywalled garage comes complete with built-in shelves, offering ample storage space and comfort during Calgary's cold winter months. Located directly across from Township Plaza, you&rsquo;ll have shopping, dining, and essential services at your doorstep. Plus, with quick access to Stoney Trail ,Macleod Trail & Highway 2 make commuting around the city a breeze. This move-in-ready home offers stylish, easy-care flooring and effortless in-and-out access with street and visitor parking steps away , making it the perfect choice for first-time buyers, investors or anyone looking for a low maintenance lifestyle. Don&rsquo;t miss out on this incredible opportunity&mdash;schedule your viewing today!