

# \$499,900 - 3206, 100 Walgrove Court Se, Calgary

MLS® #A2267913

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,176 sqft

Residential on 0.00 Acres

Walden, Calgary, Alberta

Modern Living in the Heart of Walden! This stylish Avi-built, 3-bedroom, 2-bath townhome offers over 1,176 sq ft of thoughtfully designed space—all on one level, a unique feature that highlights the smart and efficient layout - and loads of upgrades including Air Conditioning. Newly built in 2021, you'll enjoy contemporary finishes throughout, including vaulted ceilings, vinyl plank flooring, stainless steel appliances, and a smooth-top range (there is a gas line also!) in the sleek, open-concept kitchen. The bright and functional layout is perfect for both relaxing and entertaining. The primary suite is a true retreat, featuring a luxurious ensuite with dual sinks and walk-in closets. Soak up the sunshine on the expansive west facing 170 sq ft deck, complete with low-maintenance Duradek finishing and a built-in gas line ready for your favorite BBQ. Set in a friendly community, this home is just steps from parks, scenic pathways, schools, and local shopping—and just a short walk to the ridge. With quick access to Stoney Trail, you can be out of the city and on your way in minutes. The large attached 22.5' x 20' finished and heated garage with slat wall to keep it all organized adds a polished touch to this already impressive home in one of Calgary's most walkable and well-connected communities. Contact your favorite realtor today to schedule your viewing!

Built in 2021



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2267913          |
| Price          | \$499,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,176             |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 3206, 100 Walgrove Court Se |
| Subdivision | Walden                      |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2X 4N1                     |

## Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Trash, Visitor Parking                         |
| Parking Spaces | 2                                              |
| Parking        | Double Garage Attached, Front Drive, Insulated |
| # of Garages   | 2                                              |

## Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Smart Home |
| Appliances        | Central Air Conditioner, Dishwasher, Humidifier, Microwave Hood Fan, Range, Refrigerator, ENERGY STAR Qualified Appliances                                        |
| Heating           | High Efficiency, Natural Gas                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                       |
| Basement          | None                                                                                                                                                              |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                               |
| Lot Description   | Other                                               |
| Roof              | Asphalt Shingle                                     |
| Construction      | Wood Frame, Cement Fiber Board, Silent Floor Joists |
| Foundation        | Poured Concrete                                     |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 16                 |
| Zoning         | M-1 d85            |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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