

# \$440,000 - 90 Walgrove Common Se, Calgary

MLS® #A2265007

**\$440,000**

3 Bedroom, 3.00 Bathroom, 1,301 sqft

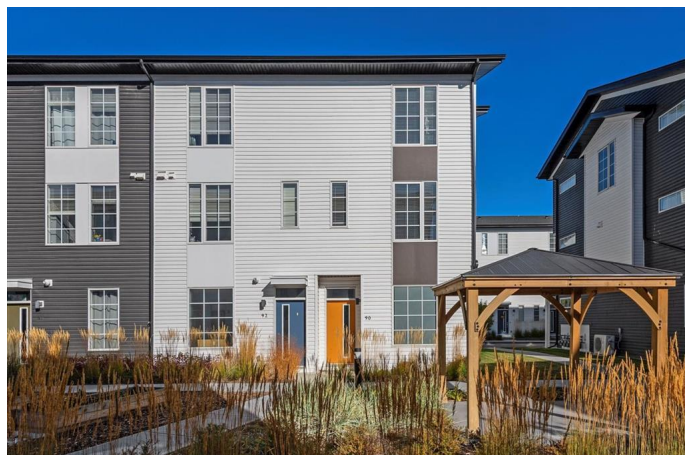
Residential on 0.02 Acres

Walden, Calgary, Alberta

Are you looking for bright, air-conditioned open concept living? What about with a convenient location near Township Shopping Center with easy access to Macleod Trail and Stoney Trail. The original owner of this home, it has been lovingly maintained and is pet/smoke free. Set along the courtyard, this townhome has a tandem double attached garage. On the main floor, the open concept layout is elevated by 9'™ ceilings, durable LVP flooring and modern finishings. The two-tone kitchen offers a large island, and is finished with grey quartz counters and upgraded stainless steel appliances " including a gas range. South sunshine floods into the dining area - which is separate from the kitchen and overlooks the courtyard. The living room has a media nook and leads out to your balcony. Perfect for grilling, chilling and making the most of summer nights. This level is complete with a private powder room just before heading upstairs. On the top level, the airy owners retreat features natural light and a modern 3 piece ensuite. This level also offers 2 additional bedrooms, another 4 piece bathroom and convenient laundry. This is a great starter home, or for downsizing folks who are done taking care of the yard and want a lock and go lifestyle. Contact your trusted agent to book a showing before She Gon™!

Built in 2021

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2265007      |
| Price          | \$440,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,301         |
| Acres          | 0.02          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 90 Walgrove Common Se |
| Subdivision | Walden                |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X 4C2               |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Visitor Parking                                                                    |
| Parking Spaces | 2                                                                                  |
| Parking        | Double Garage Attached, Enclosed, Garage Door Opener, Garage Faces Rear, Insulated |
| # of Garages   | 2                                                                                  |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                              |
| Cooling           | Central Air                                                                                                                          |
| Basement          | None                                                                                                                                 |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Courtyard                                                                                                |
| Lot Description   | Back Lane, Landscaped, Level, Low Maintenance Landscape, Paved, Rectangular Lot, Gazebo, Greenbelt, Native Plants |
| Roof              | Asphalt Shingle                                                                                                   |
| Construction      | Vinyl Siding, Wood Frame                                                                                          |
| Foundation        | Poured Concrete                                                                                                   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 26                 |
| Zoning         | M-1 d100           |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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