

# \$475,000 - 80 Walgrove Common Se, Calgary

MLS® #A2121193

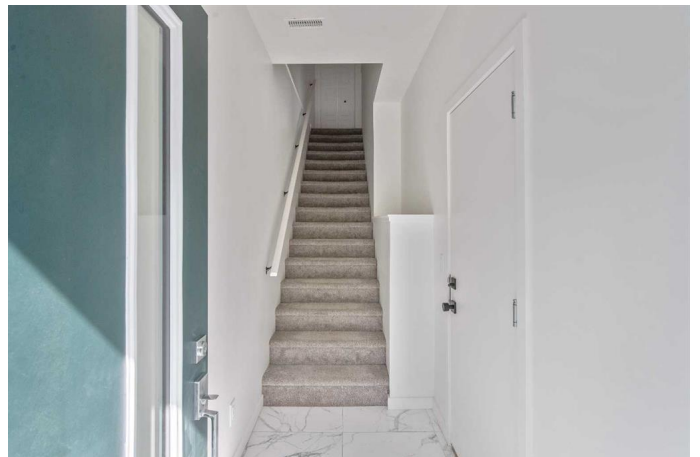
**\$475,000**

2 Bedroom, 3.00 Bathroom, 1,216 sqft

Residential on 0.02 Acres

Walden, Calgary, Alberta

Welcome to the townhouse that defies time – even after three years, it still feels brand new! Nestled in the serene community of Walden, this modern gem offers the perfect blend of stylish design and functional living spaces. With 2 bedrooms, 2 full baths, 1 half bath, and a double tandem garage, it's a prime example of comfortable urban living. The open-concept layout seamlessly integrates the living, dining, and kitchen areas, while natural light pours in through large windows, highlighting the beautiful finishes and creating a warm ambiance. The chef-inspired kitchen is a true delight, featuring granite countertops, sleek smart stainless steel appliances that can be controlled through your phone, ample cabinetry, and a convenient breakfast bar. Also, let us not forget that your soon to be new home comes with centralized air-conditioning that will be useful in the hot summer days in Calgary. Upstairs, you'll find two spacious bedrooms and two full baths, including a tranquil master retreat. The standout feature is the double tandem garage, providing ample space for parking and additional storage. With a neutral color palette, high-quality finishes, and modern conveniences, this townhouse is move-in ready and allows you to start enjoying the Walden lifestyle immediately. Plus, enjoy the convenience of being near shopping centers like Sobeys, Winners, and a short drive to Walmart and many more amenities. Don't miss your chance to experience the best of modern living with this MOVE-IN READY



home – schedule your viewing today!

Built in 2021

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2121193      |
| Price          | \$475,000     |
| Sold Price     | \$460,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,216         |
| Acres          | 0.02          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Sold          |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 80 Walgrove Common Se |
| Subdivision | Walden                |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X 4C2               |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                    |
| Parking        | Double Garage Attached, Tandem       |

**Interior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Double Vanity, Smart Home                                    |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator |
| Heating           | Forced Air                                                   |
| Cooling           | Central Air, ENERGY STAR Qualified Equipment                 |

Basement                      None

**Exterior**

Exterior Features      Balcony  
Lot Description        Backs on to Park/Green Space  
Roof                      Asphalt Shingle  
Construction          Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 9th, 2024  
Date Sold                June 4th, 2024  
Days on Market        56  
Zoning                    M-1 d100  
HOA Fees                0.00

**Listing Details**

Listing Office            Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.