\$449,000 - 91 Walgrove Common Se, Calgary

MLS® #A2121489

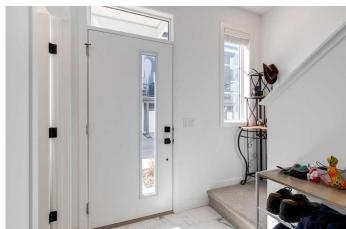
\$449,000

2 Bedroom, 3.00 Bathroom, 1,205 sqft Residential on 0.02 Acres

Walden, Calgary, Alberta

Welcome to this charming and sun-filled end unit townhome, boasting 2 bedrooms, 2.5 bathrooms, and a plethora of desirable features. With 1,205 square feet of living space, this home offers a comfortable and inviting atmosphere. On the main floor, you'll be greeted by 9-foot knockdown ceilings, creating an airy and spacious feel throughout. The primary bedroom is generously sized, easily accommodating a king-sized bed, and features a large closet with built-in storage for added convenience. Enjoy an abundance of natural light, thanks to extra side windows on both the main and second floors. The low condo fee of \$194.59 ensures affordability without sacrificing quality of living. Convenience is key with stacked Samsung washer and dryer conveniently located on the second floor, while good soundproofing ensures peace and privacy within the home. The garage provides ample space with additional room for a motorcycle or storage, while the parking pad/stall in front of the garage allows for two-vehicle parking, including the accommodation of larger vehicles like trucks. Step outside onto the large balcony, overlooking residential green space, providing a tranquil and private retreat. A playground and daycare across the street offer added convenience for families. The home features modern finishes such as quartz countertops and stainless steel appliances, adding both style and functionality to the space. Additional highlights include a spacious







storage room/closet on the main floor entrance, nearby visitor parking, and a serene green space with a bench directly outside the unit. Don't miss out on the opportunity to call this delightful townhome your own. Schedule your viewing today and experience the comfort and convenience it has to offer! Please click the Virtual Tour for more detail!

Built in 2021

Essential Information

MLS® # A2121489
Price \$449,000
Sold Price \$442,500

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,205 Acres 0.02 Year Built 2021

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Sold

Community Information

Address 91 Walgrove Common Se

Subdivision Walden
City Calgary
County Calgary
Province Alberta
Postal Code T2X 4C2

Amenities

Amenities Visitor Parking

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water

Connected

Parking Spaces 2

Parking Alley Access, Concrete Driveway, Garage Door Opener, Garage Faces

Rear, Insulated, Parking Pad, Single Garage Attached

Interior

Interior Features Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Quartz Counters, Storage, Vinyl Windows

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Washer/Dryer Stacked, Window Coverings

Heating High Efficiency, Forced Air, Natural Gas

Cooling None Basement None

Exterior

Exterior Features Balcony, Lighting

Lot Description Back Lane, Corner Lot, Landscaped, Street Lighting, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 12th, 2024
Date Sold April 26th, 2024

Days on Market 14

Zoning M-1 d100

HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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