

\$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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