

\$435,000 - 54 Walgrove Plaza Se, Calgary

MLS® #A2124254

\$435,000

2 Bedroom, 3.00 Bathroom, 979 sqft

Residential on 0.00 Acres

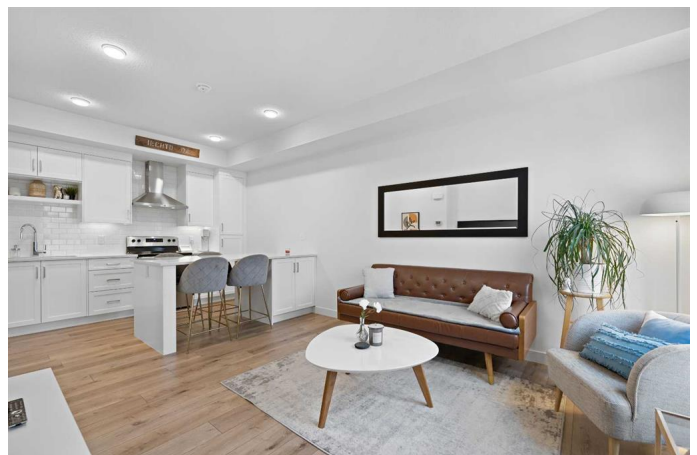
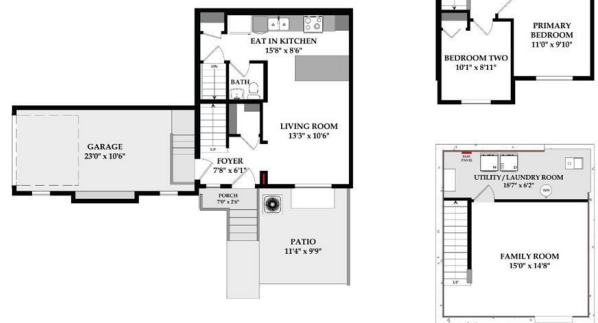
Walden, Calgary, Alberta

*Smart Investor's or buyer's choice - Why rent when you can live here? Appointments for viewing this weekend are already being booked! You can also take advantage of the more extended move-in date. This family-approved, super clean, fully air-conditioned home features two bedrooms and 2.5 bathrooms. Other convenient lifestyle features include a private primary bedroom ensuite, attached single car garage, fully finished basement with a large family room, and a private west-facing front yard with a 10 x 12 concrete patio with faux grass and fenced for your privacy. Check out the 3D tour, high-resolution photos, and floor plans. You are near the Legacy and Walden shops and very close to all amenities: Transit, Tim Hortons, Starbucks, Stoney Trail, #2 highway, parks, schools, churches, and playgrounds. Plus, there are bike pathways, a dog park, soccer fields, a skate park, and banking, medical, and entertainment needs all nearby! With 1452+ square feet of living space, this home is one of the most popular plans in the community! The main floor is very bright & open with extra windows with more views. The main living areas have also been upgraded with high-end wide plank wood laminate floors and quiet carpet in the bedrooms, basement, and staircases. The Kitchen features classic white cabinet doors, quartz countertops, and subway tiles. A central peninsula island with a flush eating bar, and more storage. Plus, there are ceiling-high kitchen cabinets, under



54 WALGROVE PLAZA SE

NICHOLSON PROPERTY STOKESLAND CALGARY AB
MAIN LEVEL (AG) - 473.84 Sq Ft / 44.02 m²
UPPER LEVEL (AG) - 504.67 Sq Ft / 46.88 m²
TOTAL ABOVE GRADE FINIS SIZE - 978.51 Sq Ft / 90.90 m²
BASEMENT DEVELOPED AREA (BG) - 322.41 Sq Ft / 29.95 m²
BASEMENT UNDEVELOPED AREA (BG) - 151.43 Sq Ft / 14.07 m²
TOTAL AG/BG AREA - 1452.35 Sq Ft / 134.92 m²



cabinet lighting and upgraded stainless appliances. The main primary bedroom is also large with a sunny west-facing window, a walk-in closet, and your own 3-piece ensuite. The second bedroom is oversized with a closet. BONUS: A fully finished basement with a 15' x 15' family room, laundry, storage and utility area. This condo townhome also has the luxury of street parking right out front, and extra visitor parking stalls are nearby for your guests. ... very convenient! Call your friendly REALTOR(R) to book a viewing!

Built in 2021

Essential Information

MLS® #	A2124254
Price	\$435,000
Sold Price	\$455,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	979
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	54 Walgrove Plaza Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4N1

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Garage Faces Side, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Low Maintenance Landscape, No Neighbours Behind, Street Lighting, Yard Lights, Private
Roof	Asphalt Shingle
Construction	Metal Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	May 7th, 2024
Days on Market	19
Zoning	M-1 d85
HOA Fees	0.00

Listing Details

Listing Office	Jayman Realty Inc.
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