

# \$428,000 - 2101, 100 Walgrove Court Se, Calgary

MLS® #A2136348

**\$428,000**

2 Bedroom, 3.00 Bathroom, 971 sqft

Residential on 0.00 Acres

Walden, Calgary, Alberta

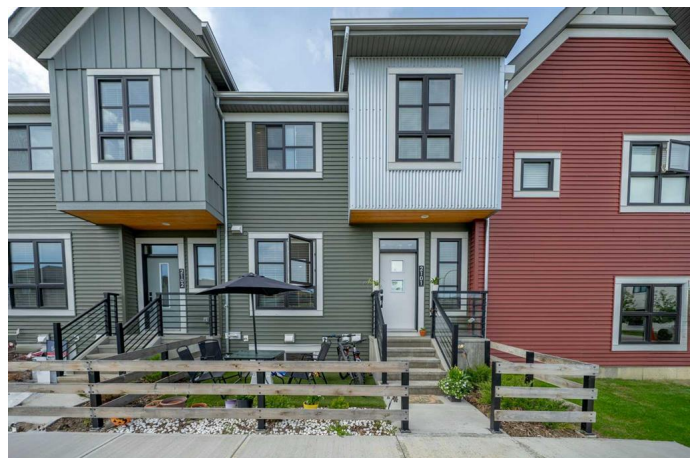
Welcome to your new home in the serene community of Walden! This stunning 2-bedroom, 2.5-bathroom townhome by Homes by Avi offers over 1,270 sq ft of meticulously designed living space, complete with a customizable finished basement.

Step inside to an inviting open floor plan featuring plush carpeting and elegant luxury vinyl plank (LVP) flooring on the main. The gourmet kitchen is a chef's dream, boasting quartz countertops, custom cabinets raised to the ceiling, Energy Star appliances and 1 ton of storage.

The primary bedroom is your private retreat, complete with a walk-in closet and an ensuite bathroom showcasing luxurious fixtures. The second bedroom is equally spacious, and both full bathrooms are designed with sophistication and style. Additional highlights include a single attached garage, ample storage, low condo fees, and the option to purchase additional parking stalls in front of the unit. Conveniently located near eateries, parks, shops, and offering easy access to Macleod Trail and Stoney Trail, this transit-friendly townhome promises hassle-free living close to all essential services. Additional parking stalls can be purchased through Homes By Avi.

Built in 2020

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2136348      |
| Price          | \$428,000     |
| Sold Price     | \$428,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 971           |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 2101, 100 Walgrove Court Se |
| Subdivision | Walden                      |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2X 4N1                     |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Secured Parking, Visitor Parking |
| Parking Spaces | 1                                |
| Parking        | Single Garage Attached           |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer                                                                               |
| Heating           | Forced Air, Natural Gas                                                                                                                                |
| Cooling           | None                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Full, Partially Finished                                                                                                                               |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | BBQ gas line                                     |
| Lot Description   | Few Trees, Low Maintenance Landscape, Landscaped |
| Roof              | Asphalt Shingle                                  |
| Construction      | Vinyl Siding                                     |
| Foundation        | Poured Concrete                                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 1st, 2024  |
| Date Sold      | July 17th, 2024 |
| Days on Market | 45              |
| Zoning         | M-1 d85         |
| HOA Fees       | 0.00            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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