

# \$454,000 - 78 Walgrove Common Se, Calgary

MLS® #A2171211

**\$454,000**

2 Bedroom, 3.00 Bathroom, 1,227 sqft

Residential on 0.02 Acres

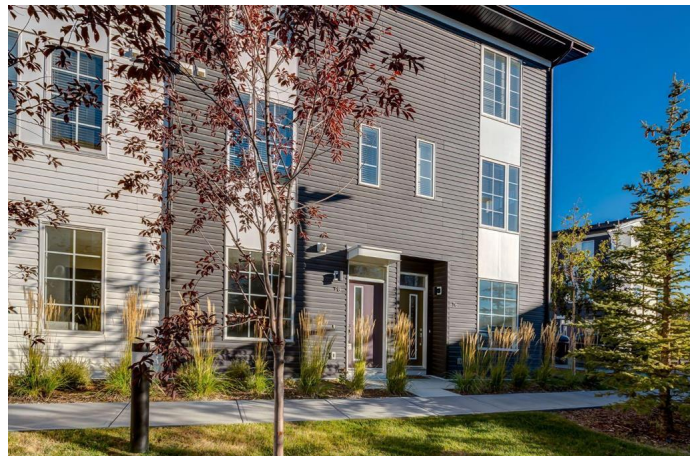
Walden, Calgary, Alberta

This stunning two-bedroom, 2.5-bathroom townhome in the sought-after neighbourhood of Walden, South Calgary, offers over 1,220 square feet of bright, open living space, and very low condo fees!! Built in 2021, this immaculate home feels brand new and features an open-concept layout with vinyl plank flooring, quartz countertops, stainless steel appliances, and a kitchen island plus a peninsula for casual dining.

Upstairs, the primary bedroom includes a luxurious en-suite bathroom with a double vanity, modern black fixtures, toe-kick lighting, and a tiled shower. The second bedroom is generously sized, and the main four-piece bathroom also boasts sleek, modern finishes. For added convenience, the stacked laundry is located upstairs.

On the main floor, youâ€™ll find a spacious living and dining area that opens to a large rear balcony. The oversized tandem garage is insulated and drywalled, with enough space to park a vehicle and potentially convert part of the area into a gym or office, thanks to the bright, south-facing window.

Situated in a beautifully landscaped and well-managed complex, this townhome offers exceptional value at under \$460,000! â€”a rare find in Calgary for a property of this size and quality. Donâ€™t miss the opportunity to see it for yourselfâ€”book your showing today!



Built in 2021

## Essential Information

MLS® #	A2171211
Price	\$454,000
Sold Price	\$444,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,227
Acres	0.02
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

## Community Information

Address	78 Walgrove Common Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4C2

## Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Tandem

## Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Basement                      None

**Exterior**

Exterior Features      Balcony, Courtyard  
Lot Description        City Lot  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              October 6th, 2024  
Date Sold                November 8th, 2024  
Days on Market        33  
Zoning                    M-1  
HOA Fees                0.00

**Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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