

# \$450,000 - 90 Walgrove Common Se, Calgary

MLS® #A2265007

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,301 sqft

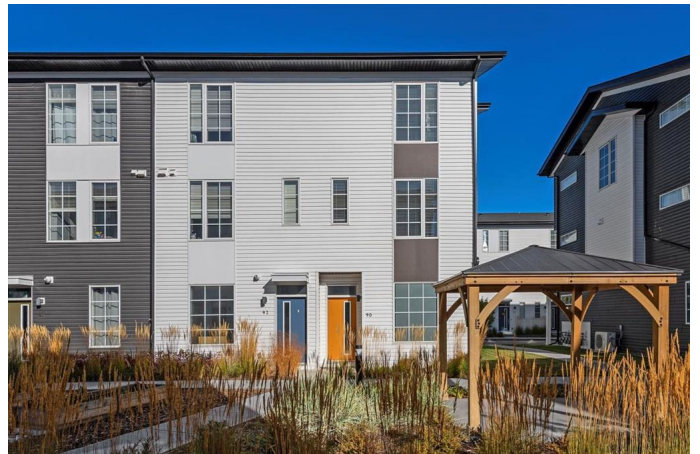
Residential on 0.02 Acres

Walden, Calgary, Alberta

Are you looking for bright, air-conditioned open concept living? What about with a convenient location near Township Shopping Center with easy access to Macleod Trail and Stoney Trail. The original owner of this home, it has been lovingly maintained and is pet/smoke free. Set along the courtyard, this townhome has a tandem double attached garage. On the main floor, the open concept layout is elevated by 9'™ ceilings, durable LVP flooring and modern finishings. The two-tone kitchen offers a large island, and is finished with grey quartz counters and upgraded stainless steel appliances " including a gas range. South sunshine floods into the dining area - which is separate from the kitchen and overlooks the courtyard. The living room has a media nook and leads out to your balcony. Perfect for grilling, chilling and making the most of summer nights. This level is complete with a private powder room just before heading upstairs. On the top level, the airy owners retreat features natural light and a modern 3 piece ensuite. This level also offers 2 additional bedrooms, another 4 piece bathroom and convenient laundry. This is a great starter home, or for downsizing folks who are done taking care of the yard and want a lock and go lifestyle. Contact your trusted agent to book a showing before She Gon™!

Built in 2021

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2265007      |
| Price          | \$450,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,301         |
| Acres          | 0.02          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 90 Walgrove Common Se |
| Subdivision | Walden                |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X 4C2               |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Visitor Parking                                                                    |
| Parking Spaces | 2                                                                                  |
| Parking        | Double Garage Attached, Enclosed, Garage Door Opener, Garage Faces Rear, Insulated |
| # of Garages   | 2                                                                                  |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                              |
| Cooling           | Central Air                                                                                                                          |
| Basement          | None                                                                                                                                 |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Courtyard                                                                                                |
| Lot Description   | Back Lane, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Gazebo, Greenbelt, Native Plants, Paved |
| Roof              | Asphalt Shingle                                                                                                   |
| Construction      | Vinyl Siding, Wood Frame                                                                                          |
| Foundation        | Poured Concrete                                                                                                   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 5                  |
| Zoning         | M-1 d100           |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.