

# \$519,900 - 107 Walgrove Cove Se, Calgary

MLS® #A2209581

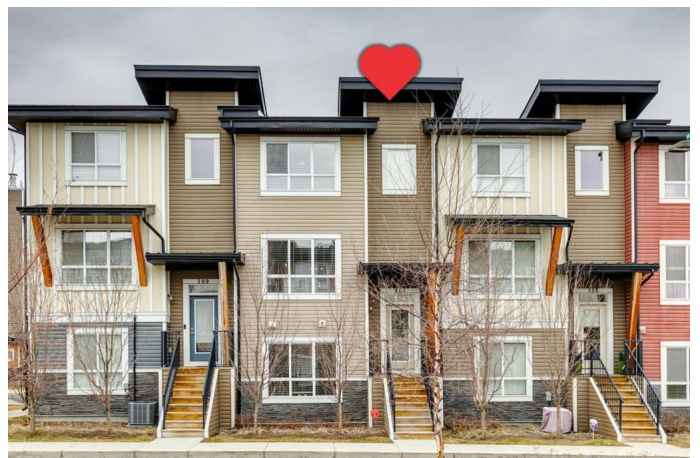
**\$519,900**

4 Bedroom, 3.00 Bathroom, 1,697 sqft

Residential on 0.02 Acres

Walden, Calgary, Alberta

EXCITING NEW PRICE | DOUBLE ATTACHED SIDE-BY-SIDE GARAGE | PROXIMITY TO SHOPS & NATURE | This spacious and well-maintained 1,697 sq.ft. 4-bedroom townhouse is located in a quiet, thoughtfully designed complex with walkways and greenspace just steps from the front door, and offers convenient access to transit, walking trails such as the Walden Ponds (2-minute walk), local amenities including Township Shopping Centre (across the street), restaurants, bars, gyms, Southview Links Disc Golf Course, Heritage Pointe Golf Club, the new Aqua Playground (5-min walk), and Spruce Meadows. A new library is said to be built in 2026 next to the fire station, where you will currently find a micro library in a greenhouse! Built in 2016 and showing like new, the home features a flexible ground-level layout with a large bedroom (ideal for guests, office, or playroom), 9' ceilings, extra under-stair storage, and a double attached garage at the back with insulation already in place. The open-concept main floor includes 9' ceilings, luxury vinyl plank flooring, a bright living area with an included custom free-standing electric fireplace, a spacious kitchen with quartz countertops, stainless steel appliances, a pantry, and a large island with breakfast bar, plus a dining area that opens to a balcony with gas BBQ hookup. Upstairs are three bedrooms, a conveniently located laundry area, and a well-appointed primary suite with walk-through closet and ensuite



featuring double sinks, quartz counters, and an oversized shower with a bench. Two additional bedrooms are separated by a full bathroom with quartz counters and a tub/shower combo, along with an oversized linen closet. Recent lighting updates, low maintenance fees of \$293.37/month, and ample guest parking add to the home's appeal. This property offers a functional and comfortable layout for a variety of lifestyles, from first-time buyers to growing families or downsizers seeking location, flexibility, and move-in-ready condition. Additional bonus: you could buy the property fully furnished!

Built in 2016

**Essential Information**

MLS® #	A2209581
Price	\$519,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,697
Acres	0.02
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	107 Walgrove Cove Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4E1

**Amenities**

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Guest, Insulated, Off Street, Side By Side, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, See Remarks, Free Standing
# of Stories	3
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	32
Zoning	M-X2

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.