

# \$405,000 - 1107, 100 Walgrove Court Se, Calgary

MLS® #A2233988

**\$405,000**

2 Bedroom, 3.00 Bathroom, 940 sqft

Residential on 0.00 Acres

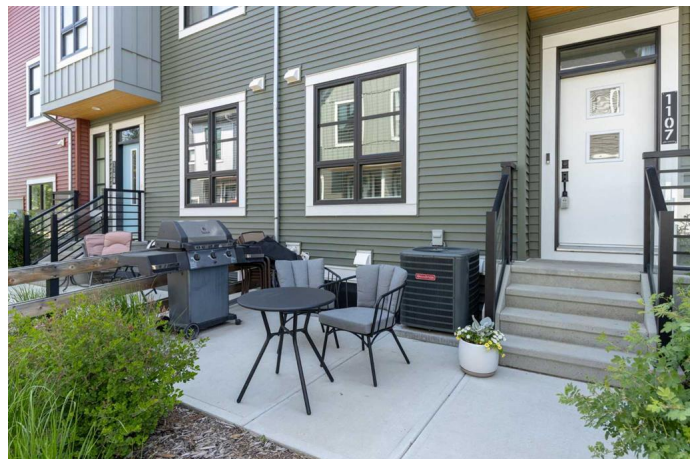
Walden, Calgary, Alberta

Welcome to the Winston Walden development by Homes by Avi—a thoughtfully crafted community known for its blend of modern style and everyday functionality. This immaculate 2-bedroom, 2.5-bathroom townhome, known as the Hunter Model, offers 940 sq. ft. of beautifully designed living space in one of Calgary's most desirable neighborhoods.

Step inside and you're greeted by a spacious foyer with a walk-in closet, perfect for storing coats, shoes, and daily essentials. The open-concept main floor is flooded with natural light and showcases luxury vinyl plank flooring throughout. At the heart of the home is the upgraded kitchen, featuring modern shaker-style cabinetry, a large island with quartz countertops, premium stainless steel appliances, and a subway tile backsplash—a perfect setup for both cooking and entertaining. A convenient half-bathroom completes the main floor.

Upstairs, you'll find your own private retreat. The primary bedroom features a walk-in closet and its own ensuite bathroom. A second bedroom, full bathroom, linen closet, and broom closet offer comfort and convenience for family or guests.

The undeveloped basement is full of potential, with space for a third bedroom, rec room, home office, gym, or entertainment area. It includes a laundry area with front-loading



washer and dryer, added storage space, and a 3-piece bathroom rough-in.

Enjoy summer evenings in your fenced-in courtyard with concrete patio, and stay cool with the central A/C unit included. One titled parking stall is conveniently located near the unit, with plenty of visitor parking available for guests.

Located just minutes from Fish Creek Park, schools, playgrounds, bike paths, dog parks, soccer fields, and a skate park—this home offers something for everyone. You’re also within walking distance to Township at Legacy, a vibrant hub for shopping, dining, and entertainment. Commuting is a breeze with easy access to public transit, Stoney Trail, and Highway 2.

This stylish, move-in ready townhome offers modern living in an unbeatable location. Contact Bryan today to schedule a private showing—this one won’t last long!

Built in 2019

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2233988      |
| Price          | \$405,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 940           |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1107, 100 Walgrove Court Se |
| Subdivision | Walden                      |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2X 4N1                     |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Trash, Visitor Parking |
| Parking Spaces | 1                      |
| Parking        | Stall                  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters         |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Courtyard, Private Yard    |
| Lot Description   | Front Yard, Private        |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Metal Siding |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 25              |
| Zoning         | M-1 d85         |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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