

**107 Walgrove Cove SE
Calgary, Alberta**

MLS # A2209581



\$529,900

Division:	Walden		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,697 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Guest, I		
Lot Size:	0.02 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 293
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
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)		

Inclusions: Refrigerator, stove, microwave, dishwasher, washer & dryer, all window coverings, garage door opener x2 remotes, tv wall mount in living room, alarm system/equipment (no contract), shelving and hooks on walls in garage, electric fireplace, 3 remotes for ceiling fans, other furniture negotiable

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 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 condo 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!