

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

MLS® #A2209581

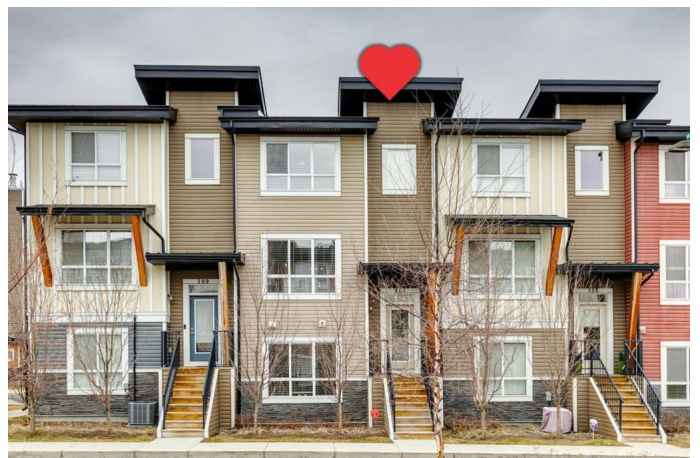
**\$519,900**

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, Off Street, Garage Door Opener, Garage Faces Rear, Guest, Insulated, Side By Side
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Breakfast Bar
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Free Standing, See Remarks
# 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	35
Zoning	M-X2

## Listing Details

Listing Office	RE/MAX First
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