

\$445,000 - 145 Walgrove Common Se, Calgary

MLS® #A2202212

\$445,000

2 Bedroom, 3.00 Bathroom, 1,284 sqft

Residential on 0.02 Acres

Walden, Calgary, Alberta

SEE 3D TOUR ~ DOUBLE ATTACHED GARAGE (side by side) ~ LOW CONDO FEES!!! ~ Welcome to 145 Walgrove Common SE, a modern and stylish townhome in the heart of Walden. This well-designed home offers 2 bedrooms, 2.5 bathrooms, and a spacious double attached garage, providing both comfort and convenience. The primary suite features a walk-in closet and a beautifully finished ensuite with dual sinks and a tile-surround glass shower, while the second bedroom has access to its own full bathroom, making it perfect for guests or a home office.

The open-concept main floor is bright and inviting, with contemporary finishes, a well-appointed kitchen, and a spacious living and dining area. A large balcony extends the living space, ideal for morning coffee or relaxing in the evening. A half bath on the main level adds convenience, and low condo fees make this an excellent opportunity for buyers looking for a low-maintenance lifestyle. Visitor parking is also conveniently located nearby.

This home is in a prime location, just minutes from Walden Gate Shopping Centre, which offers a variety of amenities, including Sobeys, Starbucks, Shoppers Drug Mart, and several dining options. The nearby Shawnessy Shopping District provides even more retail and entertainment choices. Commuters will appreciate the quick access to MacLeod Trail,



Stoney Trail, and nearby LRT stations. For outdoor enthusiasts, the community boasts scenic pathways, parks, and playgrounds, with Fish Creek Park just a short drive away.

A fantastic opportunity to own in one of Calgary’s most desirable communities. Book your private showing today!

Built in 2020

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2202212 |
| Price | \$445,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,284 |
| Acres | 0.02 |
| Year Built | 2020 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 145 Walgrove Common Se |
| Subdivision | Walden |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 4C2 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Visitor Parking, Trash |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air, Central |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Balcony |
| Lot Description | Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 19th, 2025 |
| Days on Market | 37 |
| Zoning | M-1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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