

# \$540,000 - 107 Walgrove Cove Se, Calgary

MLS® #A2209581

**\$540,000**

4 Bedroom, 3.00 Bathroom, 1,697 sqft  
Residential on 0.02 Acres

Walden, Calgary, Alberta

Welcome to a home that just fits - your lifestyle, your plans, your people. Tucked into a thoughtfully designed and very quiet complex with walkways and greenspace just steps from your front door, this beautiful LARGE 1,697sqft 4-bedroom townhouse offers space to grow, room to breathe, and all the modern comforts that make life a little easier. Whether you are starting out, settling in, or simply craving a home that feels right from the moment you walk in, this one delivers. On the ground level, a spacious bedroom with 9' ceilings, extra-large under-stair storage, and a large window offers flexibility - think guest room, office, playroom, movie room or even that peaceful yoga space you have been dreaming of. The double attached garage is at the back, with insulation already in place, ready to stash scooters, sports gear, or Costco hauls in addition to your vehicle. The main floor is open, bright, and built for connection. Enjoy 9' ceilings and luxury vinyl plank (LVP) flooring throughout. Cook dinner while catching up on everyone's day, host game nights with friends, or cozy up for movie marathons. The kitchen is beautifully appointed with quartz counters, stainless steel appliances, a pantry, and a generous island that does double duty as prep space and breakfast bar. A balcony with a gas BBQ hook-up adds everyday function, located off the bright dining room. The living room feels oversized and features a custom free-standing electric fireplace that the



sellers will include with this special home. Upstairs, you will find 3 bedrooms on the top floor, plus laundry conveniently tucked away - because who wants to haul baskets up and down stairs? The primary suite is a true retreat, with a spacious walk-through closet and a spa-like ensuite with double sinks, quartz counters, and an oversized shower with a bench seat. The second and third bedrooms upstairs are down the hall, separated by an oversized linen closet and another full bathroom with quartz counters, tub/shower combo, and durable LVP flooring. Much of the lighting throughout has been updated, and this meticulously maintained home looks brand new - no need to do anything but move in. Low maintenance fees of only \$293.37 keep monthly costs manageable without sacrificing quality or comfort. And location? You are steps from transit, walking trails, and local amenities, with Heritage Pointe Golf Club and Spruce Meadows just a quick drive away. Whether you are moving in solo, starting a new chapter as a couple, or looking for a family-friendly space with flexibility for work and life, this townhouse is ready to meet you where you are at - and grow with you from there. Plenty of guest parking right out your door. Note: This property was built in 2016, but it feels much newer since the property has been exceptionally well maintained. Book your showing today!

Built in 2016

### **Essential Information**

MLS® #	A2209581
Price	\$540,000
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, Garage Faces Rear, Guest, Insulated, Off Street, Side By Side
# 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, Free Standing, Living Room, 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	17
Zoning	M-X2

**Listing Details**

Listing Office	RE/MAX First
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