



THE
A-TEAM

**RE/MAX
FIRST**

145 WALGROVE Common, Calgary T2X 4C2

MLS® #: **A2202212** Area: **Walden** Listing Date: **03/19/25** List Price: **\$449,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **781 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,284**
 Low Sqft:
 Ttl Sqft: **1,284**

DOM

17
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 (or more) Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Central, Forced Air** Flooring: **Carpet, Laminate, Tile**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	11`8" x 9`2"	Dining Room	Main	10`10" x 10`1"
Living Room	Main	11`11" x 17`7"	2pc Bathroom	Main	3`1" x 5`7"
Balcony	Main	6`3" x 18`2"	Laundry	Upper	3`2" x 5`1"
Bedroom	Second	9`6" x 13`1"	Walk-In Closet	Second	5`9" x 3`2"
4pc Bathroom	Second	4`11" x 8`10"	Bedroom - Primary	Second	10`11" x 10`4"
Walk-In Closet	Second	6`9" x 5`5"	4pc Ensuite bath	Second	10`3" x 4`11"
Entrance	Lower	5`3" x 8`8"	Storage	Lower	5`3" x 7`9"

Condo Fee:
\$192

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1910561**

Remarks

Pub Rmks: **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 Sobeyes, 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!**

Inclusions: **n/a**
 Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











