



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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4202, 100 Walgrove Court SE  
Calgary, Alberta

MLS # A2226631



\$370,000

|             |                                                                                                           |            |         |
|-------------|-----------------------------------------------------------------------------------------------------------|------------|---------|
| Heating:    | Forced Air                                                                                                | Water:     | -       |
| Floors:     | Carpet, Laminate                                                                                          | Sewer:     | -       |
| Roof:       | Asphalt Shingle                                                                                           | Condo Fee: | \$ 195  |
| Basement:   | Full, Unfinished                                                                                          | LLD:       | -       |
| Exterior:   | Vinyl Siding, Wood Frame                                                                                  | Zoning:    | M-1 d85 |
| Foundation: | Poured Concrete                                                                                           | Utilities: | -       |
| Features:   | Granite Counters, Open Floorplan, Pantry, Walk-In Closet(s)                                               |            |         |
| Inclusions: | Dishwasher-Built in, Refrigerator, Microwave Hoodfan, Electric Stove, Washer, Dryer, All Window Coverings |            |         |

Introducing a gorgeous 2-bedroom townhome nestled in Walden, one of southeast Calgary’s most sought-after, nature-focused, and amenity-rich communities. This move-in-ready home has been professionally refreshed with fresh paint throughout, steam-cleaned carpets, and a comprehensive professional cleaning for a pristine living experience. Step inside the main floor to discover a spacious, open-concept living, dining, and kitchen area highlighted by elegant granite countertops and sleek stainless steel appliances. A convenient 2-piece bath completes the main level, perfect for guests. Upstairs, you’ll find 2 bright bedrooms, a full bathroom, and a well-placed laundry room, complemented by ample closets that provide generous storage options. The full, unfinished basement features windows and a rough-in for a future bathroom, offering tremendous potential to customize and expand your living space. With a low monthly condo fee and an included titled parking stall, this unit delivers exceptional value. Ideally located, the complex offers quick access to local schools, parks, playgrounds, transit stops, grocery stores, restaurants, and a wealth of nearby amenities. Commuting or exploring Calgary is a breeze, with just a 12-minute drive to South Health Campus Hospital and easy access to Macleod Trail, Stoney Trail, and Deerfoot Trail. Set within Walden’s expansive 620-acre community, residents enjoy tranquil walking trails, preserved wetlands, a crystal-clear pond, lush tree-lined green spaces, and playgrounds designed for all ages. Don’t miss your chance to own this stylish and convenient townhome—schedule your private showing today, as this gem won’t last long!