

# \$405,000 - 1203, 100 Walgrove Court Se, Calgary

MLS® #A2231753

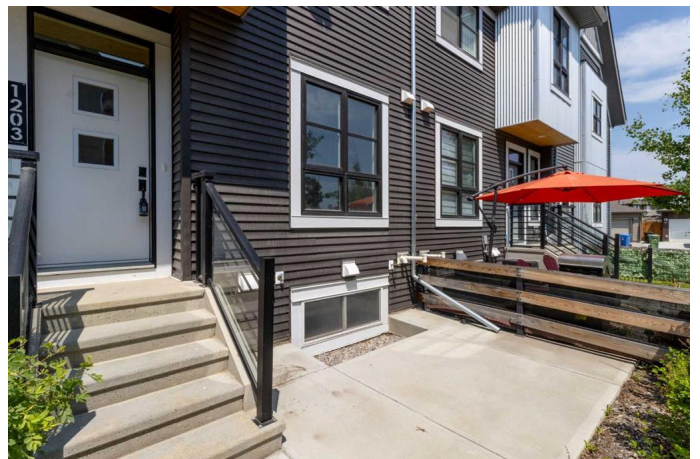
**\$405,000**

2 Bedroom, 3.00 Bathroom, 944 sqft

Residential on 0.00 Acres

Walden, Calgary, Alberta

Welcome to Winston at Walden by Homes by Avi—a masterfully planned townhome community where contemporary design meets everyday functionality. This immaculate 2-bedroom, 2.5-bathroom townhome, known as the Hunter Model, offers 944 sq. ft. of thoughtfully designed living space in one of Calgary’s most sought-after neighbourhoods. Step inside to a bright and inviting open-concept layout filled with natural light. The spacious front foyer includes a generous walk-in closet, perfect for keeping everyday essentials organized. Throughout the main floor, luxury vinyl plank (LVP) flooring adds both durability and modern style. At the heart of the home is the upgraded chef-inspired kitchen, featuring: Contemporary shaker-style cabinetry, an oversized island with striking white quartz countertops, Premium stainless-steel appliances and a classic subway tile backsplash. Designed for both cooking and entertaining, the kitchen flows seamlessly into the living and dining areas, while a convenient half-bath completes the main level. Upstairs, unwind in your private retreat. The primary bedroom includes a walk-in closet and a private ensuite, while the second bedroom is served by another full bathroom. A linen closet and broom closet add smart storage solutions. The undeveloped basement offers future potential for added living space—whether it’s a third bedroom with bath, a rec room, home office, or fitness area. You’ll also find: a front-load



washer & dryer, a rough-in for a 3-piece bathroom, plenty of extra storage space. Enjoy outdoor living in your fenced-in courtyard with a concrete patio—ideal for summer BBQs and gatherings. A titled parking stall is included, with plenty of visitor parking nearby. Perfectly located, you're just steps from: Fish Creek Park, schools, and playgrounds, Bike paths, dog parks, soccer fields, and a skate park, Township at Legacy—featuring shops, dining, and entertainment, Easy access to public transit, Stoney Trail, and Deerfoot Trail (Hwy 2). This home truly combines modern living with unbeatable convenience. Contact Bryan today to book your private showing—this gem won't last long!

Built in 2021

### Essential Information

MLS® #	A2231753
Price	\$405,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	944
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1203, 100 Walgrove Court Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2X 4N1

### **Amenities**

Amenities Other, Park, Playground, Visitor Parking

Parking Spaces 1

Parking Stall

### **Interior**

Interior Features No Smoking Home, Quartz Counters, See Remarks

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Features Private Yard

Lot Description See Remarks

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed June 18th, 2025

Days on Market 15

Zoning M-1 d85

### **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.