

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

MLS® #A2231753

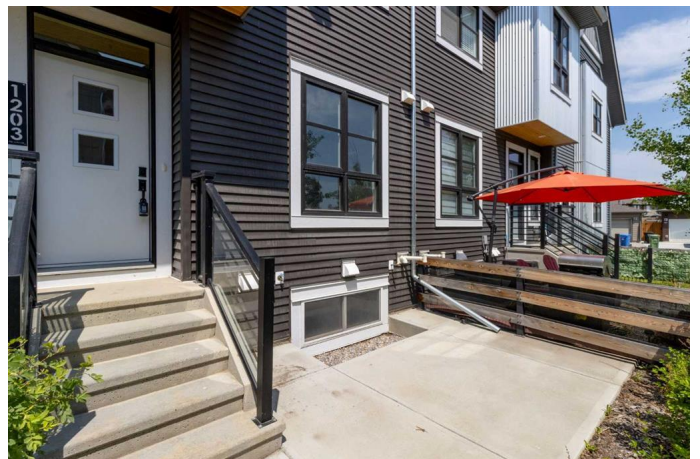
**\$405,000**

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
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### Amenities

Amenities	Other, Park, Playground, Visitor Parking
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Parking Spaces	1
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Parking	Stall
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### Interior

Interior Features	No Smoking Home, Quartz Counters, See Remarks
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Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
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Heating	Forced Air
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Cooling	Central Air
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Has Basement	Yes
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Basement	Full, Unfinished
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### Exterior

Exterior Features	Private Yard
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Lot Description	See Remarks
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Roof	Asphalt Shingle
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Construction	Vinyl Siding
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Foundation	Poured Concrete
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### Additional Information

Date Listed	June 18th, 2025
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Days on Market	17
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Zoning	M-1 d85
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### Listing Details

Listing Office	Real Broker
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