

# \$449,900 - 136 Walgrove Common Se, Calgary

MLS® #A2229123

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,283 sqft

Residential on 0.02 Acres

Walden, Calgary, Alberta

Wow! Wow! Wow! You won't find a unit of this quality in this location for this price anywhere. This outstanding Walden townhome features a superb, bright open floor plan that boasts a gorgeous chef's kitchen with quartz counter tops, gas range, upgraded hood fan, built-in microwave, stainless steel appliances, tons of counter space and oodles of cabinetry. It also boasts a spacious adjacent dining area and large adjacent living room that opens to an expansive sunny view deck with ample room for lounging and barbeques. Upstairs features 2 generous sized bedrooms each of which have walk-in closets. The primary bedroom ensuite has dual sinks and an oversized stand up shower and the second bedroom is serviced by an elegant 4 pc main bath. This truly fabulous unit is in superb, move-in ready condition, is finished in warm, neutral tones and includes extensive use of high end finishings including elegant engineered flooring on the main, upper laundry, separate powder room, spacious main floor front entrance, a fully finished OVER-SIZED HEATED double attached garage and, incredibly, CENTRAL AIR CONDITIONING to keep you cool throughout the summer and, especially, while sleeping at night! This unit also has one of the longer driveways, so you have 2 more private parking stalls right in front of your unit! This unit is in an outstanding, quiet location in Walden in a coveted complex that is renowned for its LOW, LOW, LOW condo fees, has ample visitor parking, is close



to parks, paths and all amenities, is super-clean and in move-in ready condition and is a must see! Don't miss viewing this exceptional home today.

Built in 2018

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2229123      |
| Price          | \$449,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,283         |
| Acres          | 0.02          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 136 Walgrove Common Se |
| Subdivision | Walden                 |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2X 4C2                |

**Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Parking, Visitor Parking              |
| Parking Spaces | 4                                     |
| Parking        | Double Garage Attached, Heated Garage |
| # of Garages   | 2                                     |

**Interior**

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks |
|-------------------|--------------------------------------------------------------------------------------------|

|            |                                                                                                                                         |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating    | Forced Air                                                                                                                              |
| Cooling    | Central Air                                                                                                                             |
| Basement   | None                                                                                                                                    |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Entrance |
| Lot Description   | Low Maintenance Landscape               |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding, Wood Frame                |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 5               |
| Zoning         | M-1 d100        |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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