



## 78 Walgrove Common Calgary Alberta

\$454,000

This stunning two-bedroom, 2.5-bathroom townhome in the sought-after neighbourhood of Walden, South Calgary, offers over 1,220 square feet of bright, open living space, and very low condo fees!! Built in 2021, this immaculate home feels brand new and features an open-concept layout with vinyl plank flooring, quartz countertops, stainless steel appliances, and a kitchen island plus a peninsula for casual dining. Upstairs, the primary bedroom includes a luxurious en-suite bathroom with a double vanity, modern black fixtures, toe-kick lighting, and a tiled shower. The second bedroom is generously sized, and the main four-piece bathroom also boasts sleek, modern finishes. For added convenience, the stacked laundry is located upstairs. On the main floor, you'll find a spacious living and dining area that opens to a large rear balcony. The oversized tandem garage is insulated and drywalled, with enough space to park a vehicle and potentially convert part of the area into a gym or office, thanks to the bright, south-facing window. Situated in a beautifully landscaped and well-managed complex, this townhome offers exceptional value at under \$460,000! --a rare find in Calgary for a property of this size and quality. Don't miss the opportunity to see it for yourself--book your showing today! (id:6769)

Primary Bedroom 10.58 Ft x 12.25 Ft

Bedroom 12.33 Ft x 9.58 Ft

4pc Bathroom 7.67 Ft x 4.92 Ft

4pc Bathroom 8.08 Ft x 7.58 Ft

Kitchen 10.83 Ft x 12.00 Ft

Living room 14.00 Ft x 14.67 Ft

Dining room 9.00 Ft x 10.83 Ft

2pc Bathroom 5.25 Ft x 3.75 Ft

Listing Presented By:



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