

# \$449,900 - 145 Walgrove Common Se, Calgary

MLS® #A2202212

**\$449,900**

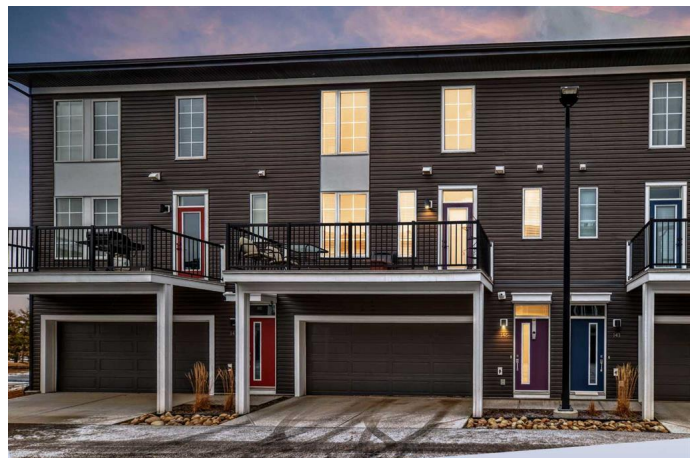
2 Bedroom, 3.00 Bathroom, 1,284 sqft  
Residential on 0.02 Acres

Walden, Calgary, Alberta

SEE 3D TOUR ~ DOUBLE ATTACHED GARAGE (side by side) ~ LOW CONDO FEES!!! ~ Welcome to 145 Walgrove Common SE, a modern and stylish townhome in the heart of Walden. This well-designed home offers 2 bedrooms, 2.5 bathrooms, and a spacious double attached garage, providing both comfort and convenience. The primary suite features a walk-in closet and a beautifully finished ensuite with dual sinks and a tile-surround glass shower, while the second bedroom has access to its own full bathroom, making it perfect for guests or a home office.

The open-concept main floor is bright and inviting, with contemporary finishes, a well-appointed kitchen, and a spacious living and dining area. A large balcony extends the living space, ideal for morning coffee or relaxing in the evening. A half bath on the main level adds convenience, and low condo fees make this an excellent opportunity for buyers looking for a low-maintenance lifestyle. Visitor parking is also conveniently located nearby.

This home is in a prime location, just minutes from Walden Gate Shopping Centre, which offers a variety of amenities, including Sobeys, Starbucks, Shoppers Drug Mart, and several dining options. The nearby Shawnessy Shopping District provides even more retail and entertainment choices. Commuters will appreciate the quick access to MacLeod Trail,



Stoney Trail, and nearby LRT stations. For outdoor enthusiasts, the community boasts scenic pathways, parks, and playgrounds, with Fish Creek Park just a short drive away.

A fantastic opportunity to own in one of Calgary's most desirable communities. Book your private showing today!

Built in 2020

### Essential Information

MLS® #	A2202212
Price	\$449,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,284
Acres	0.02
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	145 Walgrove Common Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4C2

### Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Central, Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 19th, 2025
Days on Market	20
Zoning	M-1

## Listing Details

Listing Office	CIR Realty
----------------	------------

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.