

# \$375,000 - 2108, 100 Walgrove Court Se, Calgary

MLS® #A2261421

**\$375,000**

2 Bedroom, 3.00 Bathroom, 967 sqft

Residential on 0.00 Acres

Walden, Calgary, Alberta

Welcome Home to this beautifully maintained HOMES BY AVI townhome offering nearly 1000 sq ft of stylish living space with 2 bedrooms and 2.5 bathrooms in one of Calgary's most desirable communities. The open-concept main floor is bright and inviting, featuring LUXURY VINYL PLANK flooring throughout. The chef-inspired kitchen showcases shaker cabinetry, QUARTZ COUNTERTOPS, an oversized island, stainless steel appliances, and a subway tile backsplash, flowing seamlessly into the living and dining areas. A convenient half bath completes this level.

Upstairs you'll find two spacious bedrooms, each with its own bathroom. The primary suite includes a WALK IN CLOSET and PRIVATE ENSUITE, while the second bedroom is served by another full bath. Smart storage with both a linen and broom closet adds to the functionality. The undeveloped basement provides future potential with rough-in bathroom plumbing, front load laundry, and plenty of storage. Enjoy outdoor living in your fenced courtyard with concrete patio, and GAZEBO, perfect for summer BBQs. STAY COOL all summer long with CENTRAL AC. A titled parking stall is included, with visitor parking nearby. Outstanding location—steps to Fish Creek Park, schools, playgrounds, dog parks, and sports fields, plus quick access to shopping and dining at Township at Legacy. Easy commuting with nearby public transit, Stoney



Trail, and Deerfoot Trail.

This is modern, low-maintenance living at its best!

Built in 2019

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2261421      |
| Price          | \$375,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 967           |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 2108, 100 Walgrove Court Se |
| Subdivision | Walden                      |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2X 4N1                     |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                             |
| Parking        | Stall                                         |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                                                       |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                            |

|              |                  |
|--------------|------------------|
| Cooling      | Central Air      |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Gazebo                   |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 11                |
| Zoning         | M-1 d85           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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.