

**93 Walgrove Common SE  
Calgary, Alberta**

**MLS # A2282917**



# \$399,900

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,135 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 195
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** NONE

Welcome to this charming, meticulously maintained Walden townhome! Offering 2 bedrooms, 2.5 bathrooms, and single garage with driveway. Step inside to 9-foot knockdown ceilings that create a bright, spacious main floor. The open-concept layout seamlessly connects the living, dining, and kitchen areas, with large windows bathing the space in natural light and showcasing high-quality finishes. The chef-inspired kitchen boasts quartz countertops, stainless steel appliances, ample cabinetry, and a breakfast bar—perfect for casual dining or entertaining. Upstairs, you’ll find generously sized bedrooms, including a primary suite with a large closet and ensuite featuring modern fixtures and dual vanities. Located in the vibrant community of Walden, close to picturesque surroundings and essential amenities, this move-in-ready townhome combines modern style with functional comfort. Don’t miss your chance to experience the best of Walden living—schedule your viewing today!