

**76 Walgrove Common SE**  
**Calgary, Alberta**

**MLS # A2287175**



**\$420,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,310 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Covered, Double Garage Attached, Guest, Tandem		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 231
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** NA

Welcome home to 76 Walgrove Common SE this home is sure to impress. As a coveted corner unit, this home is flooded with natural light, highlighting a beautiful open-concept main floor that feels spacious and inviting. The kitchen is a highlight, featuring sleek stainless steel appliances and a layout that's perfect for both daily life and hosting friends. Step outside onto the large balcony—complete with a privacy wall—for a great outdoor retreat, and enjoy the ultimate summer comfort of built-in central AC throughout the home. The upper level is designed for convenience, offering three comfortable bedrooms and the convenience of a top-floor laundry room. The primary suite offers its own 3-piece ensuite. Downstairs, the double tandem garage provides plenty of room for two vehicles or extra space for your hobbies and storage. Perfectly situated just minutes from Walden's best shopping, dining, and major commuter routes, this home offers a fantastic lifestyle with all the right upgrades in place.