

# \$450,000 - 90 Walgrove Common Se, Calgary

MLS® #A2265007

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,301 sqft  
Residential on 0.02 Acres

Walden, Calgary, Alberta

Are you looking for bright, air-conditioned open concept living? What about with a convenient location near Township Shopping Center with easy access to Macleod Trail and Stoney Trail. The original owner of this home, it has been lovingly maintained and is pet/smoke free. Set along the courtyard, this townhome has a tandem double attached garage. On the main floor, the open concept layout is elevated by 9'™ ceilings, durable LVP flooring and modern finishings. The two-tone kitchen offers a large island, and is finished with grey quartz counters and upgraded stainless steel appliances – including a gas range. South sunshine floods into the dining area - which is separate from the kitchen and overlooks the courtyard. The living room has a media nook and leads out to your balcony. Perfect for grilling, chilling and making the most of summer nights. This level is complete with a private powder room just before heading upstairs. On the top level, the airy owners retreat features natural light and a modern 3 piece ensuite. This level also offers 2 additional bedrooms, another 4 piece bathroom and convenient laundry. This is a great starter home, or for downsizing folks who are done taking care of the yard and want a lock and go lifestyle. Contact your trusted agent to book a showing before She Goná€™™!

Built in 2021

## Essential Information



MLS® #	A2265007
Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,301
Acres	0.02
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	90 Walgrove Common Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4C2

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Enclosed, Garage Door Opener, Garage Faces Rear, Insulated
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Balcony, Courtyard
Lot Description	Back Lane, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Gazebo, Greenbelt, Native Plants, Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 16th, 2025
Days on Market	6
Zoning	M-1 d100

### **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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