174 Walgrove Common SE

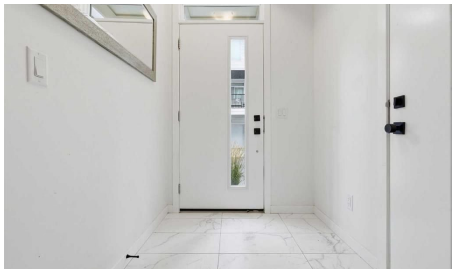
Calgary | Active | MLS® A2356934

$385,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2018**	**1,293.67 sq. ft.**

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Listed by CIR Realty

A closer look

Welcome to Holland Park, an impressive townhome development by award-winning Excel Homes, ideally located in the vibrant community of Walden. Inspired by contemporary European design, this stylish home combines modern architecture, thoughtful upgrades and low-maintenance living with convenient access to schools, parks, green spaces, shopping, restaurants and major roadways. Offering approximately 1,150 sq. ft. of beautifully designed living space, this west-facing home features a DOUBLE ATTACHED GARAGE and a bright, functional floor plan loaded with upgrades. Step inside to 9’ ceilings, large windows, modern laminate flooring and impressive 24” x 12” tile throughout the entry and bathrooms. The heart of the home is the stunning chef-inspired kitchen, featuring stainless steel appliances, engineered stone countertops, abundant cabinetry and an oversized 7’ CENTRE ISLAND with stylish pendant lighting. Black Delta faucets and fixtures pair beautifully with black Barcelona door hardware, creating a clean, contemporary look throughout. Upstairs you’ll find two generously sized bedrooms, both complete with ceiling fans, along with the added convenience of a SECOND-STOREY LAUNDRY ROOM. The spacious primary retreat features a large walk-in closet and a beautifully finished ensuite with a floating dual-sink vanity, under-vanity toe-kick lighting and an impressive 5’ shower with matching tile surround. Additional features include white faux blinds, USB charging ports and a full-width balcony perfect for enjoying the west exposure. Best of all, enjoy true LOCK-AND-LEAVE LIVING with snow removal and lawn maintenance taken care of for you. With its double attached garage, contemporary finishes, fantastic floor plan and convenient Walden location, this home delivers the perfect combination of style, comfort and low-maintenance living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356934
Bedrooms	2
Bathrooms	3
Year Built	2018
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	3 (or more) Storey
Total Living Area:	1,293.67 sq. ft.
Main Level Finished Area:	144.53 sq. ft.
Upper Level Finished Area:	1,149.14 sq. ft.
Condo Fee:	$192.00
Condo Fee Includes:	Amenities of HOA/Condo, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Trash
Lot Area:	742 sq. ft.
Lot Frontage:	24'7"
Front Exposure:	West
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2018 (Age: 8)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1910561
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Walden
Amenities:	Parking, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	None
Restrictions:	Easement Registered On Title, Restrictive Covenant
Pets Allowed:	Restrictions, Yes
Main Floor	Foyer · 7'7" × 5'4" ·
Main Floor	Storage · 4'6" × 2'1" ·
Main Floor	Furnace/Utility Room · 8' × 5'6" ·
Upper Level	Dining Room · 18'6" × 7'6" ·

Upper Level	Kitchen · 14'7" × 8'3" ·
Upper Level	Living Room · 14'7" × 11'7" ·
2nd Floor	Bedroom · 13'1" × 9'6" ·
2nd Floor	Bedroom - Primary · 16'10" × 10'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	See Remarks
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-1
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/174-walgrove-common-se-calgary-a2356934/

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