

130 Walgrove Cove SE Calgary, AB T2X4E1

**Residential  
Incomplete  
Banner:**

A2172329

**DOM:** 0

**LP:** \$524,900.00

**CDOM:**

**OP:**

**Live in Style – Trendy 4-Bedroom End-Unit with Unbeatable Value!**



<b>Class:</b>	Row/Townhouse	<b>City:</b>	Calgary
<b>County:</b>	Calgary	<b>Subdivision:</b>	Walden
<b>Type:</b>	Five Plus	<b>Ttl Beds:</b>	4
<b>Levels:</b>	Three Or More	<b>F/H Bth:</b>	2/1
<b>Year Built:</b>	2016	<b>RMS SQFT:</b>	1,781.00
<b>LINC#:</b>	<u>0037501302</u>	<b>LP/SF:</b>	\$294.72
<b>Arch Style:</b>	3 Storey	<b>Suite:</b>	No
<b>Possession:</b>	Negotiable	<b>Lot Size:</b>	1054 SqFt
<b>Lot Dim:</b>		<b>Lot Depth:</b>	M'
<b>Front Length:</b>	8.65M 28`5"	<b>Lot:</b>	
<b>Legal Desc:</b>	1612853;17	<b>Condo:</b>	Yes
<b>Legal Pln:</b>	1612853	<b>Blk:</b>	

<b>Zoning:</b>	M-X2	<b>Tax Amt/Yr:</b>	\$2,912.00/2024
<b>Title to Lnd:</b>	Fee Simple	<b>Loc Imp Amt:</b>	
<b>Disclosures:</b>	No Disclosure	<b>Front Exp:</b>	NW
<b>Restrict:</b>	Pet Restrictions or Board approval Required, Restrictive Covenant-Building Design/Size, Utility Right Of Way		

**Public Remarks:** Open House Sat & Sun October 12 & 13 from 2-4pm... Welcome to your next home! This is not just any property—this is the Bridlewood, one of Cardel's most popular models, right here in the vibrant community of Walden. If you've been searching for a place that checks all the boxes, you'll want to see this! From the moment you step inside, you'll feel the difference. This 3-storey end-unit townhome is trendy, modern, and air-conditioned—perfect for Calgary's changing seasons. With nearly 1800 square feet of fully developed living space, the layout flows seamlessly with a large, sun-soaked living room that gives you space to breathe, relax, and entertain. The heart of the home, of course, is the kitchen—and this one is a showstopper! A large island with quartz countertops, sleek shaker-style cabinetry, an upgraded backsplash, and built-in stainless steel appliances—cooking here is a dream. And just outside, a covered balcony where you can enjoy your morning coffee or unwind after a long day, taking in the fresh air. Upstairs, the primary bedroom is your personal retreat. With an ensuite that features a walk-in shower, double sinks, and a big walk-through closet—you'll have all the space you need to unwind. And if you love smart technology, you're going to appreciate the smart thermostat and front door camera that add both convenience and peace of mind. Let's not forget the side-by-side double attached garage—plenty of room for your vehicles and extra storage! This location? It's simply unbeatable. Amazing views of the central park, visitor parking just steps away, and easy access to all the essentials—transit, parks, shopping, pathways, and even Starbucks for your coffee fix. This is modern living at its best. High ceilings, tons of natural light, and a community that offers it all—this home brings you incredible value and an unbeatable price. It's not just a home, it's the lifestyle you've been looking for! Interested? This one won't last long. Contact us today and make this stunning property your own before it's gone!

**Directions:**

**Rooms & Measurements**

<b>Baths:</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>	<b>Bed Abv:</b>	3	<b>Main:</b>	61.50	<b>Mtr2</b>	662.00	<b>SqFt</b>
<b>EnSt Bth:</b>	0	0	1	0	0	<b>Rms Abv:</b>	6	<b>Upper:</b>	69.21	<b>Mtr2</b>	745.00	<b>SqFt</b>
								<b>Total AG:</b>	165.46	<b>Mtr2</b>	1,781.00	<b>SqFt</b>

**Garage Dims (L x W):** 19`6" x 19`2"

**Property Information**

<b>Basement:</b>	None	<b>Laundry Ft:</b>	Laundry Room, Upper Level
<b>Heating:</b>	Forced Air, Natural Gas	<b>Cooling:</b>	Central Air
<b>Construction:</b>	Stone, Vinyl Siding, Wood Frame	<b>Fireplaces:</b>	0
<b>Foundation:</b>	Poured Concrete	<b>Flooring:</b>	Carpet, Ceramic Tile, Laminate
<b>Exterior Feat:</b>	Balcony, BBQ gas line, Courtyard, Lighting, Rain Gutters	<b>Fencing:</b>	None
<b>Roof Type:</b>	Asphalt Shingle	<b>Balcony:</b>	Balcony(s)
<b>Reports:</b>	RMS Supplements		
<b>Parking:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Rear, Insulated, Side By Side	<b>Total:</b>	2
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Comm Feature:</b>	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths		
<b>Lot Features:</b>	Front Yard		
<b>Goods Include:</b>	TV Brackets, Front Door Camera, Smart Thermostat, Tire Racks in Garage		
<b>Appliances:</b>	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings		
<b>Other Equip:</b>	None		
<b>Goods Exclude:</b>	TV(s), Freezer		

**Condo Information**

<b>Condo Name:</b>	Z-name Not Listed	<b>Condo Fee:</b>	\$272.42/Monthly	
<b>Condo Type:</b>	Bare Land	<b>HOA:</b>		
<b>Mgmt Co/Ph:</b>	Simco Management/403-234-0166	<b>Floor #:</b>	1	
<b>Prk Plan Type:</b>	Attached Garage	<b># Elevators:</b>		
<b>Legal Desc:</b>	1612853/17	<b>Total Floors:</b>		
<b>Legal Park:</b>		<b>Common Walls:</b>	1 Common Wall	
<b>Legal Stor:</b>		<b>Unit Exposure:</b>	NW	
<b># of Units:</b>		<b>Unit Factor:</b>	38	
<b>Fee Includes:</b>	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Reserve Fund Contributions, Snow Removal,		<b>Prk Unit Factor:</b>	


**Reg Size Incl:** Trash  
**Assoc Amen:** Land  
**Pets Allowed:** Park, Picnic Area, Trash, Visitor Parking  
Restrictions, Yes

**Floor Location:**

**Rooms Information**

Type	Level	Dimensions	Type	Level	Dimensions
Kitchen	2nd	16` 1" x 12` 5"	Pantry	2nd	4` 9" x 1` 5"
Dining	2nd	11` 8" x 10` 0"	Living	2nd	11` 10" x 13` 0"
Frn/Util	Lower	7` 2" x 3` 5"	Laundry	3rd	4` 0" x 3` 2"
Balcony	2nd	6` 8" x 9` 0"	Primary Bed	3rd	11` 2" x 13` 0"
Bedrm	3rd	9` 5" x 11` 2"	Bedrm	3rd	8` 11" x 9` 5"
Bedrm	Lower	14` 11" x 12` 0"	2pc Bathroom	2nd	7` 0" x 4` 4"
4pc Ensuite bath	3rd	7` 9" x 7` 10"	4pc Bathroom	3rd	4` 11" x 8` 6"

**Agent & Office Information**

**List Agent:** [Mike Abou Daher](#)  team@mikeaboudaher.com  
**List Firm:** [Real Broker](#)  
**Firm Address:** #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7  
**Appt:** ShowingTime  
**Showing Contact:** Mike Abou Daher 403-809-9386  
**Comm:** 3.5% on the first 100k, 1.5% on the balance  
**LB Type/Info:** Door Keycode/Pin Code/Door code in ShowingTime  
**Owner Name:** Private  
**Occupancy:** Owner  
**Member Rmks:** All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com

**Phone:** [403-809-9386](tel:403-809-9386)  
**Phone:** [855-623-6900](tel:855-623-6900)  
**Firm Fax:**  
**List Date:** 10/11/2024  
**Expiry Dt:** 02/10/2025  
**With Dt:**  
**Dower Rt:**  
**SRR:** No

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