

\$574,900 - 240 Walgrove Way Se, Calgary

MLS® #A2106235

\$574,900

3 Bedroom, 3.00 Bathroom, 1,629 sqft

Residential on 0.06 Acres

Walden, Calgary, Alberta

Gorgeous, detached family home nestled in the charming community of Walden. Upon entering, you're greeted by the elegance of newer Luxury Vinyl Plank flooring and tall ceilings that amplify the sense of space on the main floor. The open-concept design seamlessly integrates a cozy living room featuring a stunning linear electric fireplace at the forefront, a central dining area, and a captivating kitchen at the rear. The kitchen showcases pristine white cabinetry, quartz countertops, stainless steel appliances, a garburator, and a substantial island adorned with pendant lighting. Adding to the main floor's allure is a convenient 2-piece bathroom and a pocket office, catering perfectly to those who work from home. As you ascend the stairs, the added window floods the area with natural light, enhancing its welcoming ambiance. The upper level presents a versatile central bonus room, ideal for movie nights or as a children's play area. Situated at the front is a spacious primary bedroom boasting blackout blinds for added privacy and cooling benefits, an ensuite bathroom, and a walk-in closet, offering a tranquil retreat. Completing this level are two more good sized bedrooms, a well-appointed 4-piece bathroom, and convenient upper-floor laundry, elevating the home's functionality. The unfinished basement awaits your creative vision, ready to be transformed to suit your needs. Outside, the fully fenced backyard features a gravel parking pad at the rear, while the home's proximity to



Walgrove Park and numerous walking paths enhances its appeal as a delightful family haven. Check out the 3D Virtual Tour and book your showing today!

Built in 2021

Essential Information

MLS® #	A2106235
Price	\$574,900
Sold Price	\$645,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,629
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	240 Walgrove Way Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4A3

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating	High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Street Lighting, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Other, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	April 19th, 2024
Days on Market	7
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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