

\$659,900 - 533 Walgrove Boulevard Se, Calgary

MLS® #A2118528

\$659,900

4 Bedroom, 4.00 Bathroom, 1,637 sqft

Residential on 0.06 Acres

Walden, Calgary, Alberta

Welcome to modern living with this remarkable turnkey investment property nestled in the coveted community of Walden. Boasting a semi-detached design and constructed in 2022, this residence presents an enticing blend of modern aesthetics and functional design, offering an ideal canvas for investors seeking a new venture. Upon entering, you're greeted by an open floor plan, an appealing neutral colour palette and thoughtfully selected modern finishes. The main floor features luxury vinyl floors, high ceilings, and large windows that flood the space with natural light, creating an inviting ambiance throughout the day. The thoughtfully crafted gourmet kitchen is a focal point, showcasing sleek quartz countertops, stainless steel appliances including a gas range, and ample storage space, making it a culinary enthusiast's dream. The second floor reveals a harmonious balance of comfort and style, comprising two generously sized bedrooms, a 4-piece bathroom, and primary suite complete with a walk-in closet and a spa-like ensuite adorned with contemporary finishes. Additionally, a bonus room provides versatile space for relaxation or entertainment, catering to the diverse needs of a modern family. The legal suite in the basement boasts its own separate entrance and in-suite laundry facilities, offering a self-contained living space comprising a cozy living area, 9ft. ceilings, a well-appointed kitchen, and a generous sized bedroom, ensuring privacy and comfort for occupants.



Outdoor living is equally appealing, with a double-car detached garage, deck, BBQ gas line, and a landscaped yard providing an idyllic setting for outdoor gatherings and leisure activities. Situated in close proximity to an array of amenities including schools, recreational facilities, and scenic walking paths, this property epitomizes convenience and accessibility. This turnkey investment property presents an unparalleled opportunity for astute investors seeking to capitalize on the thriving real estate market. Don't miss your chance to own a piece of this vibrant community and unlock the potential for lucrative returns. ***THE UNIT NEXT DOOR IS ALSO FOR SALE***

Built in 2022

Essential Information

MLS® #	A2118528
Price	\$659,900
Sold Price	\$660,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,637
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	533 Walgrove Boulevard Se
Subdivision	Walden
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2X 4A2

Amenities

Parking Spaces	4
Parking	Double Garage Detached, On Street

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Oven, Microwave Hood Fan, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	May 1st, 2024
Days on Market	20
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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